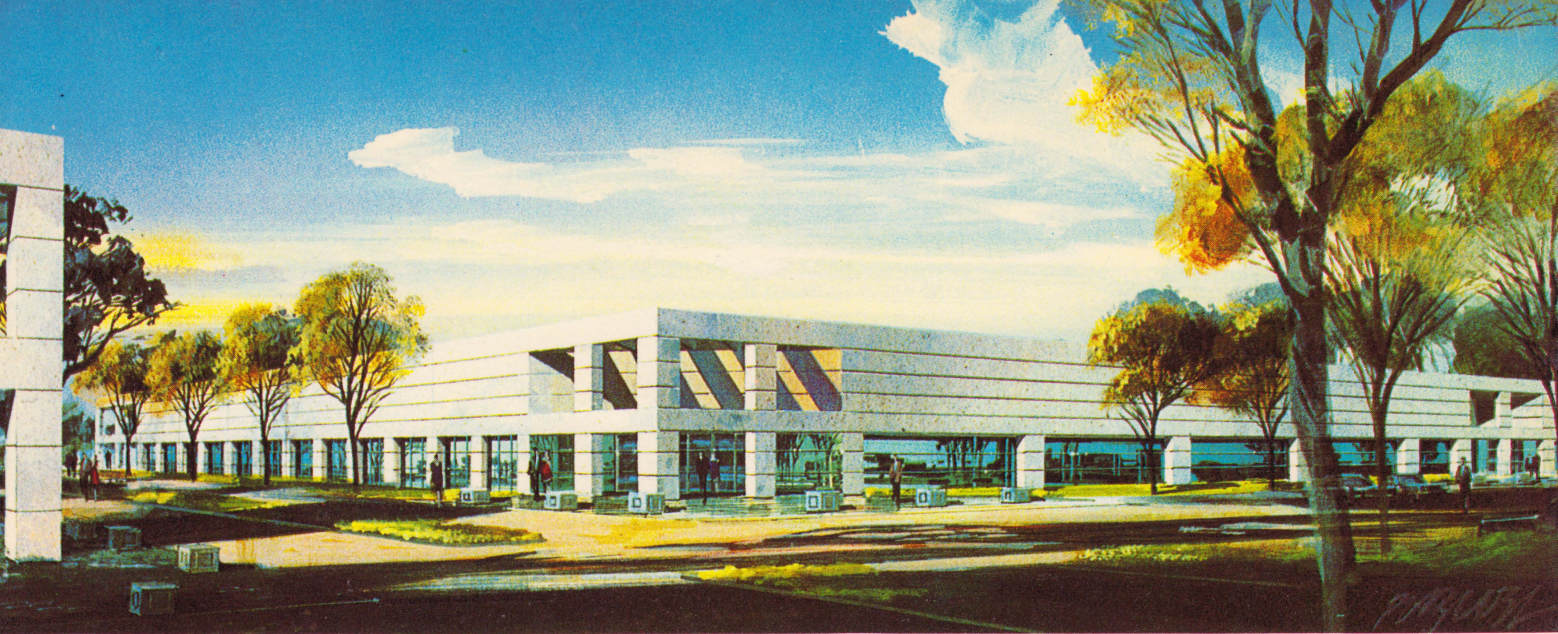




Solano County Economic Development Profile



SOLANO COUNTY'S FINEST BUSINESS ENVIRONMENT

The roads are in at Solano Business Park. The services are completed. Stylish buildings are up. And award-winning design features and landscaping are in place.

Which means something very important.

When you buy land—or lease space—at Solano Business Park, you get more than real estate at an astonishingly low cost.

You get what many people believe is the finest business environment in all of Solano County.

A master-planned, campus-style park that represents a hard-and-fast commitment to architectural coherence and overall excellence.

The kind of commitment that's led companies like Owens-Illinois, R. Dakin & Co., Herman Goelitz Candy Co., American Business Group, and Universal Building Systems to situate facilities at the Park.

And like these companies, you'll

be in an *ideal* position to capitalize on the advantages that the fastest-growing county in the Bay Area can offer.

Like a leisurely lifestyle that's just 45 minutes from San Francisco *and* Sacramento. And still offers you conveniences such as major stores like Macy's and Emporium-Capwell.

Access to housing for employees at 40–60% below the Bay Area average.

A ready source of qualified and willing labor.

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So call our brokers today, and we'll send you a free full-color brochure. Bill Carling at McMasters & Westland (415) 930-0930; Dave Cooper or John Brady at Cooper-Brady (408) 554-8855; or Phil Arnautou at Norris, Beggs & Simpson (415) 362-5660.

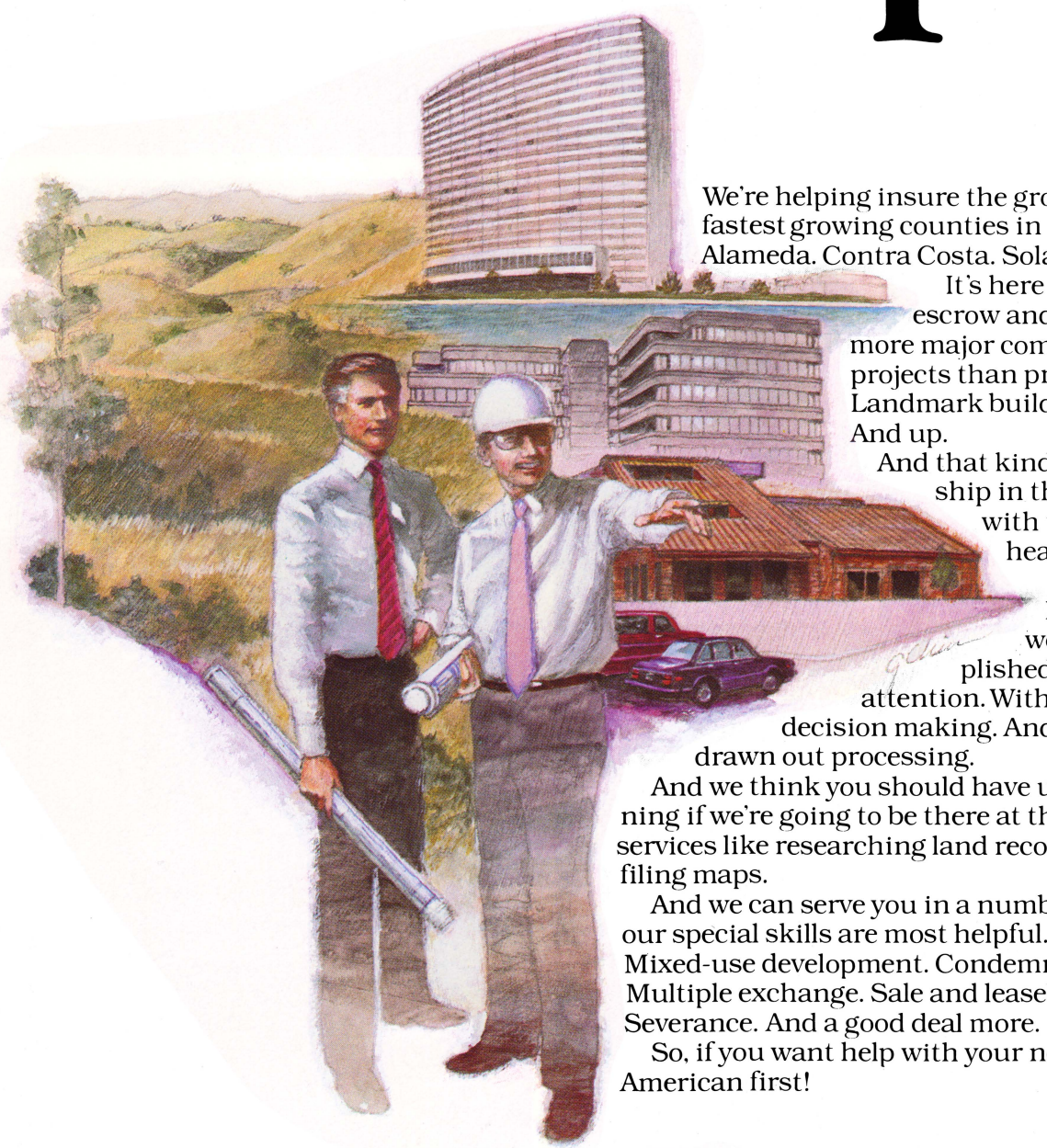
250 acres master-planned for office, R&D, manufacturing and distribution.

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Vallejo



For Site Selection or Further Information Contact:
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City of Vallejo
(707) 648-4326



NUT TREE BUS

AN OASIS F

"Spring Mustard, Nut Tree"
Artist Ruth Dicker



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FOR CALIFORNIA'S BUSINESS

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About the Cover:

A recent Staff study for the Joint Economic Committee of the Congress of the United States found that 360 corporate site selectors ranked these factors as most significant in choosing a high technology location.

Skilled Labor:

The Productivity and Availability of Skilled Labor.

Supportive Government:

Local and State Government Attitudes Toward Business.

Supportive Tax Structure:

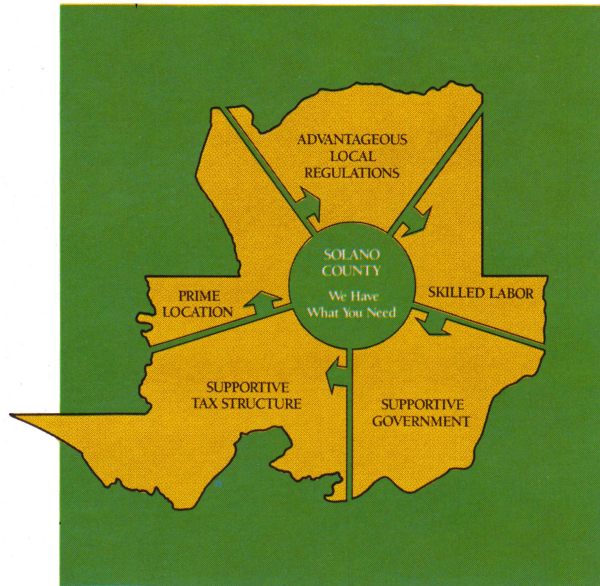
The Tax Burden From State and Local Governments.

Prime Location:

Nearness to Markets and a Good Highway system.

Advantageous Local Regulations:

Local Regulations and Right to Work Laws.



Solano County has what you need! **Come See Us!**

Economic advantages coupled with supportive government and good community attitudes toward business combine to insure fast-track treatment through the development process.

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FAIRFIELD REDEVELOPMENT AGENCY

See page opposite back cover for details.



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Solano County Economic Development Profile

SOLANO OF THE CALIFORNIAS 11

Coming Home to Solano—Small Town Quality of Living
 Site Selectors' Dream Come True
 County History—Growth as a Vital Crossroads, Today an Important Destination

SOLANO'S SUPPORTIVE GOVERNMENT 19

County Government Offices and Officials
 Cities—Their Government Structures and Officials
 State and Federal Representatives
 Taxes
 Cutting Red Tape—Cities Learn "Fast Track" Development

ECONOMIC PROFILE: A PLACE TO GROW 37

Economic Development—One of the County's Liveliest Pursuits
 Solano County Pushes Development
 Employment
 Labor Market
 Employment Training
 Major Employers
 Vital Statistics about Solano's People
 Agricultural Activity

SOLANO SPIRIT 83

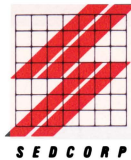
Education
 Health Services
 Climate/Geography
 Leisure, Events and Culture
 Shopping
 Parks and Recreational Areas

BUSINESS SERVICES—READY TO MOVE 114

Transportation
 A Port at Collinsville Would Serve the Bay Area and the Nation
 Finance
 Resources/Utilities

SOLANO COUNTY

C A L I F O R N I A



2750 N. Texas Street
Suite 380
Fairfield, California
94533

Telephone
707/426-1855

It's just luck that Solano County is geographically situated so ideally — with the San Francisco Bay Area to the West, the famed California wine country to the North, the State Capitol to the East and rimmed on the South by the lush Delta and its unique sporting and boating qualities.

Within this remarkably located county and because of its appeal to those wanting relief from congested working and living — Solano County's opportunities for business and industry are the result of much more than just luck.

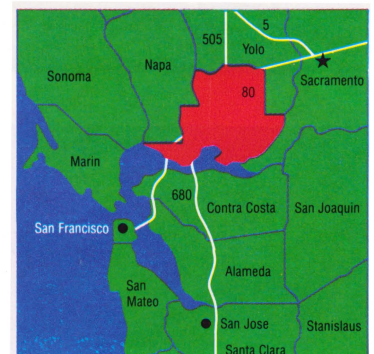
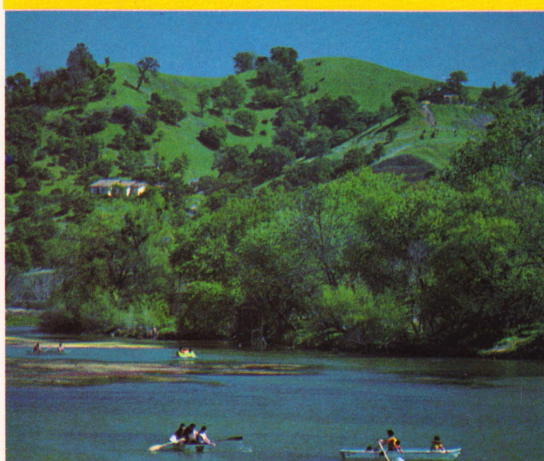
Opportunities here have been carefully structured to precisely meet a multiplicity of needs. Over 3000 acres of developed industrial and business parks already in Solano attest to this fact.

When sifting in key ingredients for good business, supplies are plentiful. Labor force is one.

Coupled with a work ethic that produces profit, workers are made available to employers already trained. Solano uses various state and federally-funded innovative, employer-oriented educational preparation geared to complement the many skills already available. And, Solano Community College, in partnership with local industry, has made specific training programs part of its regular curriculum.

Solano County's growth is assured, too, for reasons beyond its geographic good fortune — and those are pro-growth attitudes by local and county government, the availability of space in prime industrial park sites and the incomparable transportation network all found here. Here, at the crossroads — in the center of top quality opportunities that are ready now — in Solano.

Solano County has been known as the crossroads of commerce, trade and transportation. The climate with its wide and unusual amount of outdoor sporting activities makes living and playing here delightful. Our convenient access to the San Francisco International Airport is an additional plus. We have over 3000 acres of industrial and business parks from which to choose.



Solano County is located between the San Francisco Bay Area and Sacramento, not far from the growing Silicon Valley.



Solano of the Californias

Chief Solano

Photo by ROYL, ROYL PHOTOGRAPHY, Fairfield



Planning Department, Vol. 10
Raymond Burr's Childhood Home

Coming Home to Solano— Small Town Quality of Living

Wholesome, spunky, fresh and willing. Proud, devoted and frank. Fun, active, ready. Scenic, blessed, unspoiled. Words to describe it could fill every acre of Solano County.

Many have come to Solano and many more are coming; some for its sheer beauty, to raise families where still the eye can drink in miles of emerald grassland; to prosper in its burgeoning economy. They will find what they seek—a county with assets as varied as its people.

Solano is a vibrant and vital part of the diverse geographic region known as “the Californias.”

The state could actually be seen as a nation of 25 million people with the eighth largest economy in the world. California sits on the edge of the burgeoning Pacific Rim, poised to serve world class markets.

The state is dedicated to economic growth, backed by our governor, legislature, county and community leaders—all committed to that growth on an international scale.

There is much yet to be discovered in Solano County—new ground to be broken, resources to be harnessed, elusive technologies to be mastered, in this—one of the Californias.

Solano's seven major cities thrive along waterways of incredible beauty and utility, amid an 827-mile patchwork of pasture lands and grain-swept slopes. Woven through the patchwork is the vital thread of its citizenry, the fuel that has powered the industrial and technological revolution that has boosted Solano to become the fastest growing county in Northern California.

From the first Pony Express rider to streak through its heart, to its prominence as a route



for the first transcontinental railroad, Solano County has long been recognized as a vital transportation link from the interior to the Pacific coast—for shipping, rail, trucking and touring.

Chosen for years as a prime location for numerous military facilities, Solano has served the country well. The government's historical and modern-day interest in Solano County attests to its livability, its accessibility and the diverse skills of its labor force.

Remarkably well located—with the San Francisco Bay Area to the West, the famed California wine country to the north, the state capital to the east, and rimmed on the south by the lush Delta and its unique sporting and boating qualities—Solano County provides a comfortable home base for over a quarter of a million people.

Industry here can obtain raw materials quickly and efficiently and serve a nearby market of nearly 3.2 million people. Solanoans and their employers profit from numerous job training programs and ready access to the renowned University of California campuses at Davis and Berkeley, both within easy commuting distance. Solano

Community College offers scores of occupational training opportunities for those seeking two year degrees.

Employers needing specially trained workers are served promptly and effectively through the county's highly regarded Private Industry Council. The Council's work brings together employment programs to maximize Solano's able labor force.

Nowhere in the Californias is Solano County equalled in recreational opportunities—sailing, fishing, exploring saltwater marshes to name a few. Year around temperate weather appeals to hikers who seek to explore the rocky, oak-dappled hills of the county's northern region.

San Francisco Bay breezes cool and freshen Solano's warm summer days. Winter's rainfall changes summer's golden hills to a lush green; all seasons bringing magic touches that offer subtle change and variety.

The county's marshlands and waterways are home to many species of migratory birds and waterfowl. Solano fields burst with game birds, and thousands of ducks scatter in flight over the Suisun Marsh—a key stopover in the Pacific Flyway—an area considered to offer the finest bird hunting in the nation.



Over the tops of the county's windy, rolling hills, mammoth windmills capture the energy. At water level, the winds are calmer, yet playful enough to fill the sails for boating enthusiasts who ply the San Pablo Bay, Carquinez Strait and Suisun Bay.

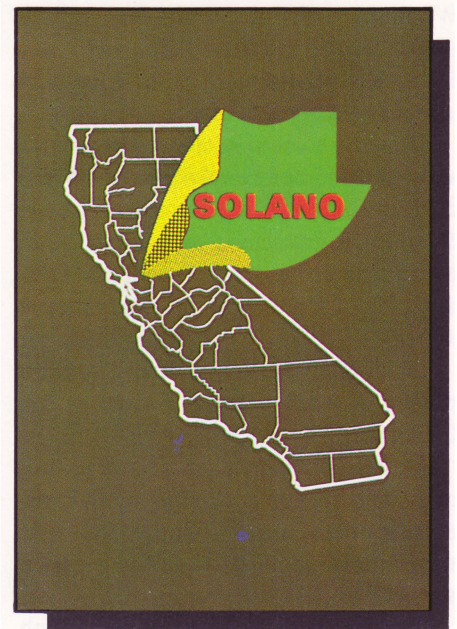
Fishermen find unique success in these waters, landing striped bass and sturgeon that rival those found anywhere on the coast.

It is planning and progressive philosophy held by government at city and county levels that encourages the full industrial and commercial development of these lands while preserving the precious environmental and geographic qualities so special to Solano.

The pulse of industry keeps this county surging with vitality. The love and respect of Solano's people for its precious and serene environs is what gives this county its generosity and warmth.

Solano indeed stands up to the challenge that being one of "the Californias" implies. A county of builders, educators, innovators, doers, dreamers, leaders have known all along that the challenge and the chances are here. Whether people come to Solano as a place to work, to play, to raise a family or stake a claim in its thriving economy, it offers a pride in the self that lets the spirit soar.

Coming home to Solano is good fortune.



Site Selectors' Dream Come True

It begins with a raised eyebrow when they find out about Solano's affordable housing prices, available work force, custom-tailored job training programs, excellent transportation systems and its batch of forward-thinking communities ready to respond positively to industrial growth.

The next step is a raised glass—celebrating yet another confirmed industrial relocation or expansion in one of many prime land sites in Solano.

When asked what attracts them most when scouting for business or industrial operations, corporate and industrial site selectors responded with a list of nearly 30 criteria.

Solano County gets ten gold stars for being able to capably match its features with the ten most important on that list.

Among the requirements, in order of importance, are productivity and availability of skilled labor, good local and state attitude toward business, and tax burdens from state and local governments.

Business and industry site selectors are also concerned with local regulations and right to work laws that may hamper their company's productivity. And finally, the nearness to markets and good transportation service round out the list's top ten.

The county's economic development organization, known as SEDCORP—Solano Economic Development Corporation—was conceived by county government and community leaders to call attention to the fact that Solano does indeed meet industry's needs.

And the concept is working well. In the time since SEDCORP took its place as the county's key marketing agent, well over 500 jobs have been created by over a dozen companies that have settled onto the primed and ready prairies offshooting the county's five major cities.

SEDCORP President Albert B. McCord, a well known figure in the economic development profession, joined SEDCORP in early 1984, leaving a similar position in Fresno.

"We have worked hard to let people know that we have supportive government with a progressive philosophy," says McCord.

"The county is targeted for tremendous growth and has the productive labor force and the additional element of affordable housing to meet those needs head on," he adds.



County History

Growth as a Vital Crossroads, Today an Important Destination

Solano County's historic distinction through the centuries has been its role as a crossroads. Though few visible remnants exist, it is known that Solano County was, in early times, roamed by nomadic and transient Indian tribes. Living their lives in harmony with nature, the Indians felt little need for leaving material traces behind for posterity. The county's early inhabitants were sustained by the belief that their culture, just as cultures before them, would someday pass. That understanding of the eternal processes of life perhaps compensated for the impermanence and transiency of their lives.

The absence of highly visible evidence does not mean that local Indians did not have a culture. To the contrary, archaeologists note that a wealth of treasures are to be found in the hills and valleys near Fairfield. Excavations in Green Valley have uncovered artifacts of the Ion culture which date back five to six thousand years. These are some of the oldest signs of Indian settlement in the North Coast area of California.

Early settlers who gave their names to Solano County landmarks were the Armijo, Vaca, Pena and Wolfskill families. John R. Wolfskill, the first American settler, brought fruit tree seeds and cuttings from Pueblo Los Angeles in 1842—on horseback. Planting freely, he became the father of the county's fruit industry which includes such produce as apricots, olives, figs, oranges, nuts and wine grapes.

The mid 1800's saw Mexico's annexation of California to the United States. Yet this major historic event was overshadowed by an event that took place at John Sutter's saw mill on the American River on January 24, 1848. Although initially Sutter tried to keep the discovery a secret, history tellers say news of the world-turning find leaked over conversation at a general store in the small Solano burg of Benicia.

Coupled with the fact that California was already an increasingly powerful attraction to the American imagination and vast numbers of east coast emigrants were traversing miles of plains, prairies and mountains—promises of fast fortune in the gold hills made even the most sensible drop everything and go.

The trail to the gold fields left in its wake a smattering of boom towns, some in Solano County. Many who had failed to pluck their fortunes from the Mother Lode chose to remain in California rather than return home emptyhanded. They took up their forsaken occupation of farming—and, at that point, California's true growth began.

Solano's importance as a transportation crossroads developed even further:

Senate Chamber



Old State Capital Building, Benicia



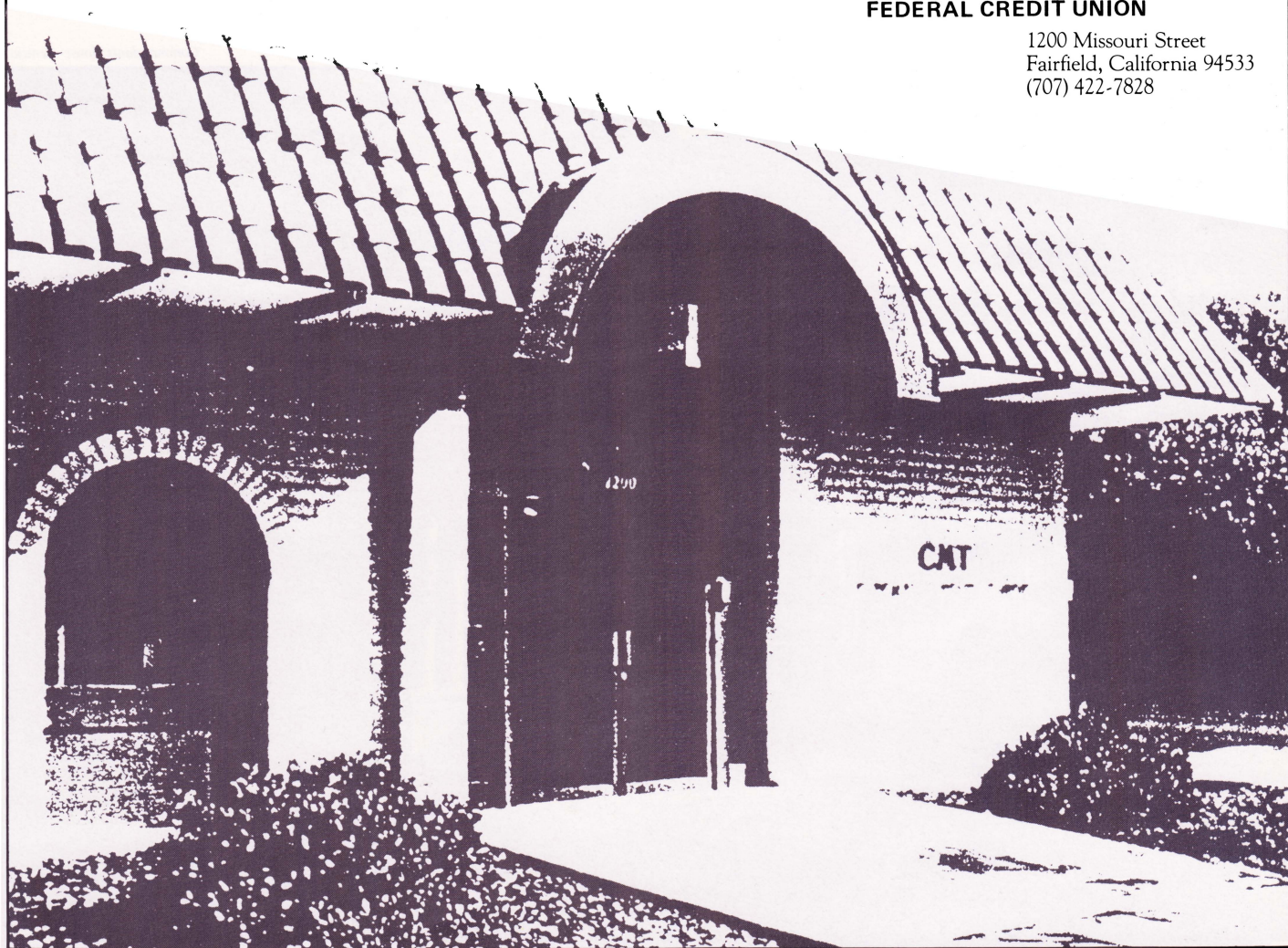
*For Nearly 30 Years, County Municipal Teachers
Federal Credit Union has been contributing to the
growth and prosperity of Solano County.*

Through the cooperative efforts of its members, CMT has loaned over 64 million dollars to assist the local economy by helping members to invest in and improve homes, purchase automobiles, and maintain a quality of life that is the envy of the entire Bay Area.

CMT anticipates and accepts the challenge of a rapidly growing environment. Already providing a full range of personal financial services, CMT is actively seeking new groups to share in our philosophy of people helping people for a better tomorrow.



1200 Missouri Street
Fairfield, California 94533
(707) 422-7828



In the 1850's Solano County was the seat of bitter controversy centering around the selection of a permanent state capital. Within a period of four years, the state government shifted its headquarters among the cities of Vallejo, Benicia and Sacramento until the issue was resolved in 1854 in favor of Sacramento. Even in those years the county was an important base for the military; the Benicia Arsenal was established in 1852 to serve the ordnance needs of the Army on the West Coast, and in 1854, Admiral David Farragut arrived in Vallejo to establish the Pacific Coast Navy Yard—now Mare Island Naval Shipyard.

On April 23, 1860, the first Pony Express relay rider from Missouri was ferried over the Strait on his way to San Francisco. When the

golden spike was driven in Utah, Solano was situated on the new transcontinental railroad.

Solano County's significance as a transportation crossroads bears even greater importance today. Bridges at Vallejo and Benicia replaced the once-active ferry boats that connected Solano with the rest of the Bay Area. And what once was a section of the Emigrant Trail is now Interstate 80, which spans the country from San Francisco to New York City.

Much of Solano County's growth has developed along the Interstate 80 corridor. Interstates 680, 780 and 505 provide access in all directions to all parts of California, the West and the United States.

The county's multi-faceted transportation network continues to be one of its major

assets. In the mid-1960's, private industry, distribution and service businesses began to locate in Solano County starting with the establishment of the deepwater, port-oriented Benicia Industrial Park and progressing up-county to Cordelia, Fairfield-Suisun, Vacaville and Dixon.

Solano County is located midway between San Francisco-Oakland and Sacramento on Interstate 80, the major California industrial growth path in the center of six metropolitan areas.

Continuing its historic purpose as a vital transportation crossroads, Solano County today is viewed as a highly desirable, livable, affordable, unspoiled new frontier as the growth of the state continues and prospers.

Commandants House—Benicia





Solano's Supportive Government

State Seal Press

County Government Offices and Officials

The county is governed by general law, following provisions prescribed by the state of California's constitution and by the statutes of the state legislature. Legislation for the county is overseen by a five member Board of Supervisors. Each county supervisor is elected from districts to serve four year terms of office.

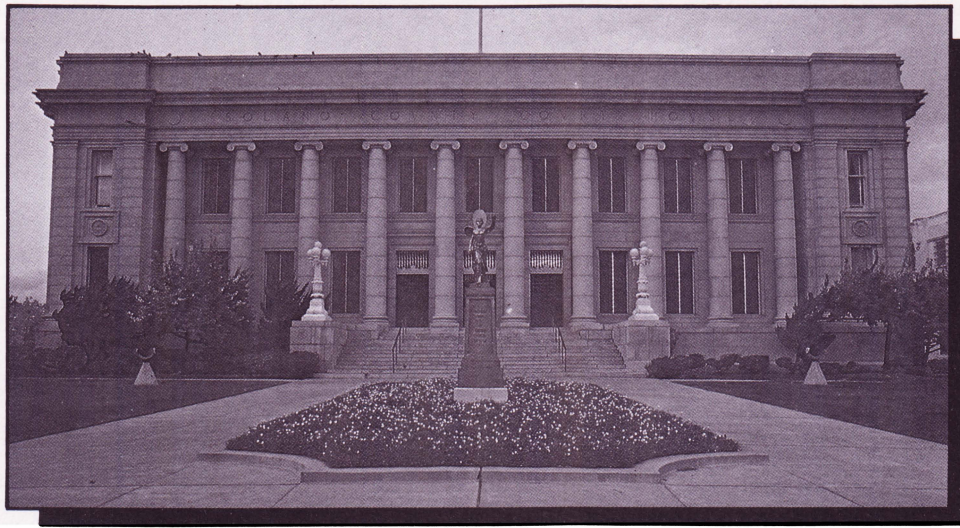
County Government Information Numbers

County Board of Supervisors, five members Hall of Justice Fairfield, CA 94533	(707) 429-6218
County Administrator Courthouse, Fairfield	429-6211
Private Industry Council (PIC) 1125 Missouri Street, Fairfield	429-2866
SEDCORP (Solano Economic Development Corporation) 2750 N. Texas Street, #380, Fairfield	426-1855

The Cities of Solano County

Within the county, there are seven cities which are governed by a City Manager, Mayor, and five-member City Councils. Vallejo is the only "charter" city and has a seven-member City Council. Mayors and council members are elected to serve four-year terms.

City of Benicia 250 East L Street Benicia, CA 94510 City Manager: John Silva	(707) 745-0510
City of Dixon 600 East A Street Dixon, CA 95620 City Manager: David Harris	(916) 678-2326
City of Fairfield 1000 Webster Street Fairfield, CA 94533 City Manager: B. Gale Wilson	(707) 426-5500
City of Rio Vista P.O. Box 745 Rio Vista, CA 94571 City Administrator: Robert Brown	(707) 374-5773
City of Suisun City 701 Cedar Street Suisun City, CA 94585 City Manager: Kevin Northcraft	(707) 429-2900
City of Vacaville 650 Merchant Street Vacaville, CA 95688 City Manager: John Thompson	(707) 446-6700
City of Vallejo 555 Santa Clara Street Vallejo, CA 94590 City Manager: Michael Lynch	(707) 553-4227



Solano County Courthouse

The Cities of Solano

For years, Solanoans themselves have puzzled over trying to make some connection between the half dozen or so largest cities in Solano. Truth is, there's a world of personalities out there, and it would be tough to give each city some kind of persona. Solano is a meltingpot of people—commuters, farmers, laborers, technicians, homemakers, homebuilders, shippers, refiners, brew makers, business owners, sailors, hunters, politicians, artists, students and more.

Solano cities have a sense of their individual worth as entities unto themselves. Each has an eye toward the future and a handle on preserving the past for their progeny.

More and more, however, Solano cities see that their most beneficial future will stem from working together. And the good sense of city



leaders has the county moving in that kind of cooperative direction.

Yet no one wants a county full of generic cities. These communities are all finely-crafted places of identity, style, mood and

method. A prospective Solanophile need only find the glove of a city that feels the best fit.

Following are brief descriptions of each of Solano's larger communities. A listing of sources for further information is provided with each description.



SUISUN CITY

Suisun City occupies 3.5 square miles adjacent to Fairfield. It is on State Highway 12 and approximately two miles east of Interstate 80. The Suisun Channel, a navigable way, enters the City from the south. The channel connects the city by water with the Suisun Bay.

Suisun City Parks and Recreation Department operates and maintains the recently renovated municipal boat launching facility, two lighted ballfields, a ten acre neighborhood park, and a 10,262 square foot multi-purpose community recreation center.

The center offers a wide variety of classes and activities to all ages. It is available for rental and is used by a wide range of community based groups.

The City Council, in 1983, adopted a Specific Plan for the Historic Downtown and



Suisun City Marina

Waterfront, designed to encourage the rehabilitation and revitalization of the Old Town and Waterfront districts. The plan outlines development standards, design standards and regulations. Details of the plan are available through the City of Suisun.

Community Information

- Chamber of Commerce, 1111 Webster St., Fairfield, 94533
- 'Suisun Breeze,' 424 Main St., Suisun City, 94585

(707) 425-4625
425-4615

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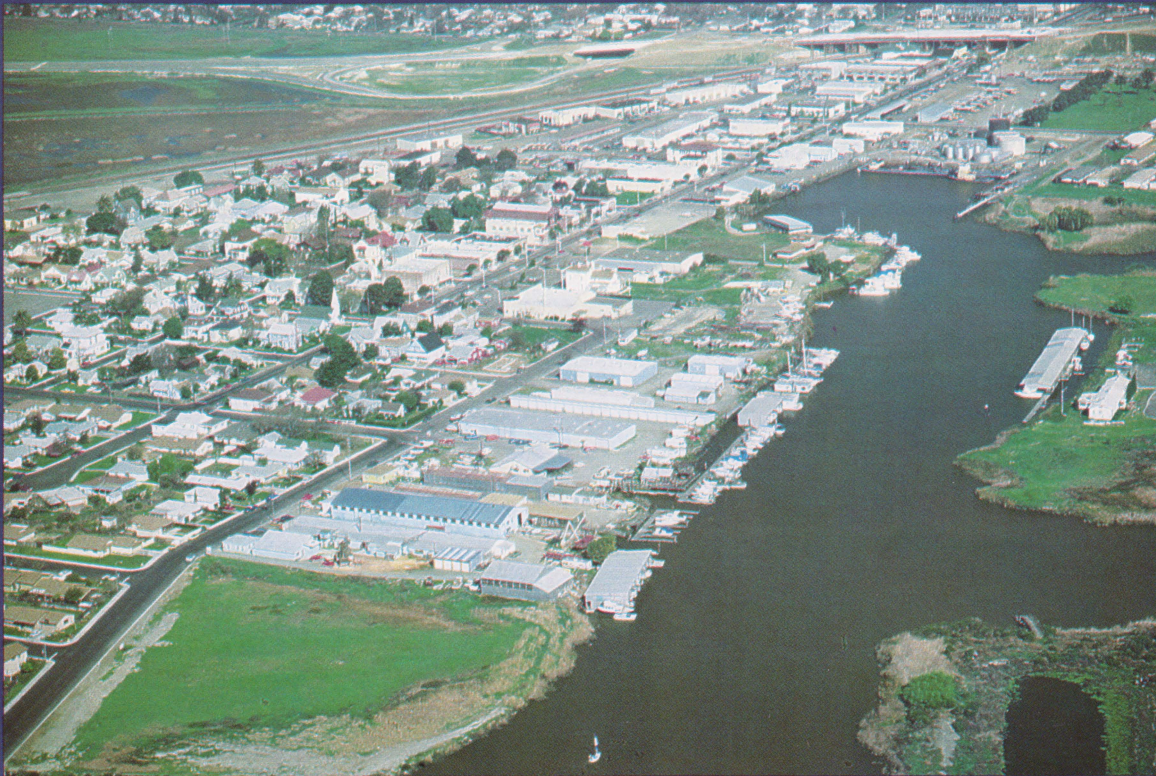
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Energy Systems

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1801 Walters Court
Fairfield, CA 94533**

suisun city california

701 Cedar Street
Suisun City, CA 94585
(707) 429-2900



Many natural amenities such as the Suisun Channel, the adjacent Suisun Marsh and available land have made Suisun City increasingly attractive to new development. Incorporated in 1868, the city offers a mixture of historically significant buildings and heritage along with a large selection of affordable new housing. Efforts are being concentrated on the preservation and restoration of Old Town, development of the waterfront and encouragement of compatible commercial and industrial areas.



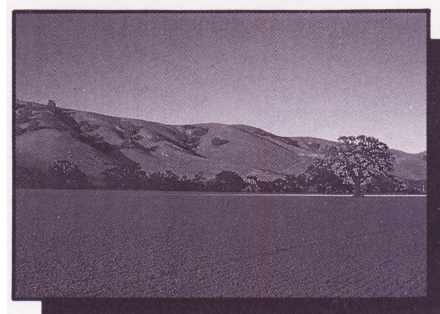
DIXON

This town of 8,200 once was located three miles west of its present site and known as Silveyville. The entire town moved baggage and buildings to 'Dickson' (since simplified) in 1868 when the Central Pacific laid its tracks to the east.

Dixon leads the state in sheep; does exceedingly well in sugar beets, milo, tomatoes, grain,

hay and alfalfa. Considerable farm research is conducted in Dixon's fields.

Dixon's boasts a 40 acre, full service community owned industrial park and is home to a number of companies, including Armour Meat Company.



Community Information

- Chamber of Commerce, 201 S. First St., Dixon, CA 95620 (916) 678-2650
- Dixon Unified School District 678-5582
- 'Dixon Tribune,' 145 East A Street 678-5594

VALLEJO

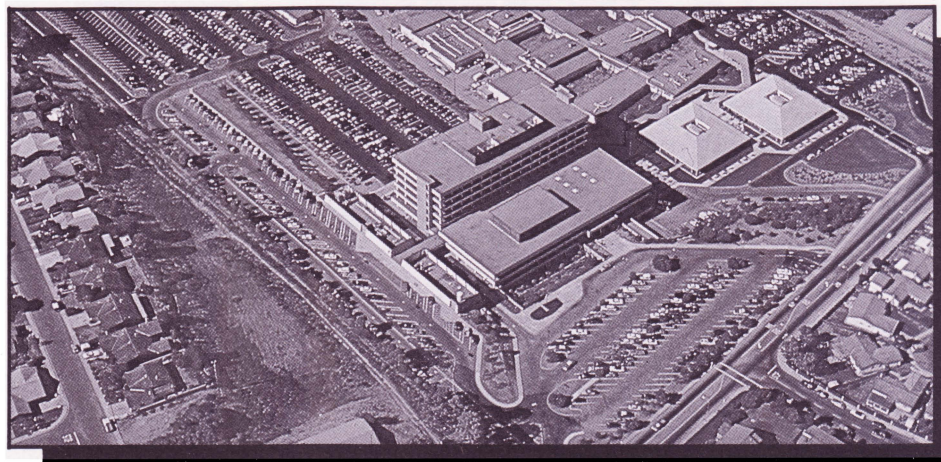
With its population in excess of 80,000 Vallejo is the county's largest city. Napa River rolls down along the west border, cutting between Mare Island and the city to empty into Carquinez Strait at its point of entry into San Pablo Bay. Interstate 80 cuts through the center of the city on a north-south line crossing the Strait at Carquinez Bridge on to Richmond in Contra Costa County and Oakland and San Francisco. State Highway 37 runs westward out of the city over Sears Point Bridge to Marin County and an intersection with US 101.

Vallejo's climate is considered perfect. The prevailing winds from the west through the Golden Gate guarantee no smog and early morning fog only during the summer.

The Architectural District in the heart of town preserves turn of the century Victorian and Georgian homes.

Much of Vallejo's economy is directly related to and stabilized by the nearby Mare Island Naval Complex where more than 10,000 civilians are employed. More than 40 manufacturing plants are located here. There are also surrounding fruit orchards and stock farms and much more commerce involved with fishing and boating.

The waterfront is being redeveloped and two older sections east of the waterfront are now substantially rebuilt. There are four large shopping centers. Vallejo serves as a retail



center of the North Bay, serving customers from Napa and Solano Counties as well as some from northern Contra Costa.

The Vallejo Arts Council includes some 19 organizations which keep the city entertained by their presentations of music, dance and drama.

The greater Vallejo Recreation District offers many leisure programs in addition to its operation of public parks and other recreational facilities. It has a 65-square mile area

of operations which includes surrounding unincorporated areas. There's also a fishing pier where no license is required and Children's Wonderland, a theme park. There's a municipal marina and a free small boat launching ramp and yacht club.

In addition to Kaiser-Permanente Hospital for members of the Kaiser health care program, Vallejo General Hospital operates two facilities. All three hospitals are acute care facilities; total beds are 420.

Community Information

- Chamber of Commerce, 2 Florida St., 94590 (707) 644-5551
- Vallejo Unified School District, 211 Valle Vista 644-8921
- 'Times-Herald,' 500 Maryland St. 644-4121

BENICIA

This little city of 18,000 has called itself 'The Center of History in the Center of Growth' and with ample cause. Its past is not just reverently remembered; it is the actual setting of modern Benicia from the retained/restored/made-to-match buildings of its commercial First Street, to the industrial park which utilizes the space and buildings of the old U.S. Benicia Arsenal. This was the first arsenal on the Pacific coast, one of a long list of 'firsts' which Benicia claims and will readily and charmingly show to the visitor or offer to the resident in the form of church, restaurant, place of business and school.

Benicia was the last decade's fastest growing community in Solano County, more than doubling its population. It boasts northern California's largest port-oriented industrial park; and it was chosen by Exxon, the nation's largest energy company, after evaluation of many other sites for its West Coast refinery.

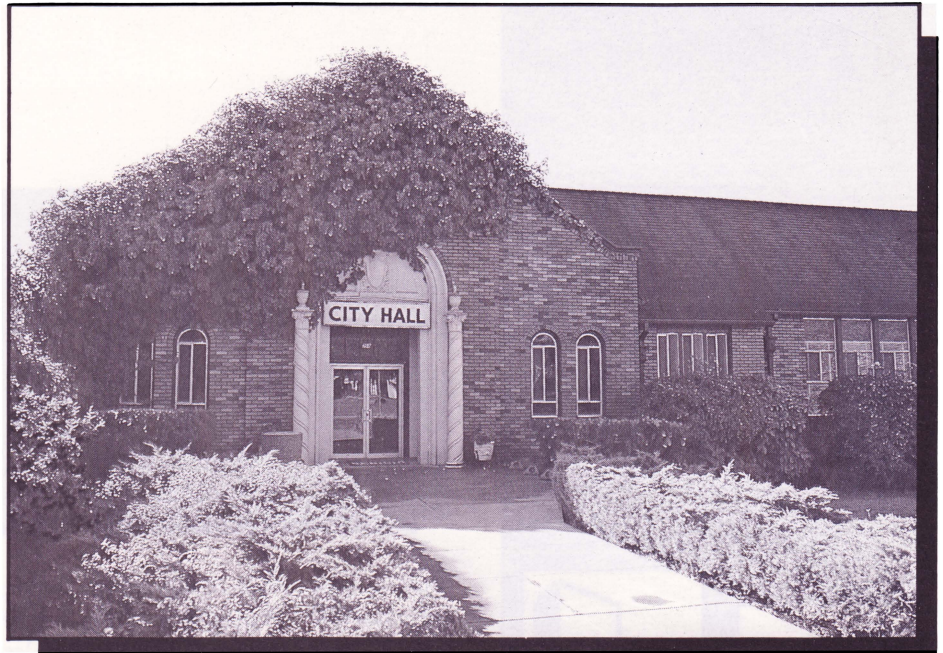
Benicia is located on Carquinez Strait, the connection between Suisun Bay (carrying the waters of Sacramento and San Joaquin Rivers) and San Pablo Bay. The Strait is a natural wind passage for the prevailing westerly breezes, keeping the atmosphere smog and fog free and providing milder temperatures than inland communities experience.

Older homes, many charming Victorians, are in the historic area of the lower city while most new buildings are on the heights overlooking the Strait.

Benicia is one of the major deep water ports of the Bay Area, the primary center for auto import and distribution facilities and the movement of petroleum products.

Two state parks are located here: Benicia State Recreation Area offers picnic and barbeque facilities, hiking, fishing, bird watching, and a jogging trail; and Benicia State Historic Park housing the Old State Capital and Fischer-Hanlon House and Garden. There are 13 city parks including Lake Herman and City Park with its turn-of-the-century gazebo/bandstand.

The city's major recreation is water-based. Carquinez Strait provides excellent fishing and boating. It has a new, full service marina; a city boat launching facility located at the Ninth Street Park.



City Hall, Benicia

Community Information

- Chamber of Commerce, P.O. Box 185, Benicia, CA 94510 (707) 745-2120
- Benicia Unified School District, P.O. Box 786 745-0403
- 'Benicia Herald,' 820 First Street 745-0733

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VACAVILLE



City Hall, Vacaville

Vacaville (population 50,000) stands astride Interstate 80 originating in San Francisco 50 miles to the southwest and going on 30 miles to Sacramento and beyond to the rest of the nation. I-505 originates here as a direct connection between I-80 and I-5 which traverses the country north to south. Vacaville personifies the crossroads nature of the county as a whole.

World War II years brought a major change in Vacaville's economy with the buildup of Travis Air Force Base seven miles away. Government housing was constructed in the

city and many military personnel purchased private homes.

A few years later a unique penal system unit was built here. This medical and psychiatric evaluation center has a staff of over 1,000 presenting a new demand for housing as well as a new employment base.

Such phenomenal growth and diversification in both economy and citizenry has produced a lifestyle for Vacavillians.

Recreation facilities within the city include two golf courses, a 20,000 square-foot community center, an olympic-sized pool, 11 city parks, as well as many other sports facilities.

Community Information

- Chamber of Commerce, 400 E. Monte Vista Ave., 95688 (707) 448-6424
- Vacaville Unified School District, 751 School St. 446-6873
- 'Vacaville Reporter', P.O. Box 1509 448-6401

RIO VISTA

Rio Vista has a colorful past, dating back to 1858, when it was founded by Colonel N.H. Davis. This pioneer purchased a portion of the giant (17,752 acres) Los Ulpinos Mexican Land Grant from John Bidwell, the famous and legendary Chico, California, pioneer and philanthropist. Davis founded Rio Vista in 1858 at a site four miles up-river from the present location of the city, at the junction of Cache Slough and the Sacramento River. The Cache Slough Settlement was flooded in 1862

and the original settlers moved to the present site, where it has remained and flourished for 106 years.

Rio Vista is the center of one of the greatest outdoor recreation areas in the nation. It is situated on miles and miles of waterways for boating, water skiing, fishing and swimming. On the Sacramento River, Rio Vista is home of the always exciting Bass Derby.

Tenneco Oil and Gas wells contribute an important resource.

Community Information

- Chamber of Commerce, 60 Main St., Rio Vista, 94571 (707) 374-2700
- 'River News Herald', 21 South Front Street 374-6431

RIO VISTA



RIO VISTA IS READY TO WELCOME NEW ENTERPRISE

Rio Vista is ideally located on the Sacramento River, surrounded by highly productive agricultural land. Fourteen miles from Highway I-5, 19 miles from I-80, 25 miles from Highway 99, 1 hour drive from San Francisco, 1 hour drive from the Napa Valley and 45 minutes from Sacramento, the State Capitol.

The city has good schools, a municipal airport, many churches, beaches, parks, water-related recreation and an active Chamber of Commerce. There are 210 acres of prime residential land, 140 acres of commercial and industrial land ready for development — lowest tax rate in Solano County at \$1.13 per \$100 assessed valuation.

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FAIRFIELD

Midway between San Francisco and Sacramento, Fairfield lies at the base of the Vaca Mountains, with the Central Valley stretching to the east. Within its 28 square miles lives a population of 65,000. Fairfield envisions itself as a city of 150,000 during the next 15 to 20 years.

Not only is Fairfield the geographic center of Solano County, it is the commercial, educational, and governmental heart as well. In eastern Fairfield lies sprawling Travis Air Force Base. Solano Mall is located in central Fairfield along Interstate 80. As a super-regional mall having over a million square feet, it features such majors as Emporium Capwell, Macys (under construction), Sears, J.C. Penney, and

Mervyns. Between the Central Fairfield and Cordelia Growth Center lies the campus of Solano Community College. This college of 10,000 students services most of the county.

The City continues to offer high levels of services without raising taxes or dependence on state or federal assistance. Its financial strength is generated through what is called "public entrepreneurship". These are city or public-

private ventures which earn money. According to the *Wall Street Journal*, "Perhaps no city . . . has been as enterprising as Fairfield." The City's Leisure Services Division was a finalist in the Gold Medal Program for Parks and Recreation Management for the last three years and was nationally recognized for achievement in programming and park facilities.

Community Information

- | | |
|---|----------------|
| ▪ Chamber of Commerce, 1111 Webster St., Fairfield, 94533 | (707) 425-4625 |
| ▪ Fairfield-Suisun Unified School District, 1025 Delaware | 437-9537 |
| ▪ Travis Unified School District, DeRonde Rd., Travis AFB | 437-4606 |
| ▪ 'Daily Republic,' 1250 Texas Street | 425-4646 |



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DOWNTOWN FAIRFIELD



Fairfield Downtown Improvement District

Fairfield is the hub of Suisan Valley. The exploding growth of the Region during the past decade has provided a market for all business centers, such as Downtown Fairfield, to grow and prosper.

In its early stages, Fairfield grew quite slowly. Founded in 1856 by Captain Robert Waterman, a retired clipper ship captain, and named after Fairfield, Connecticut, where the captain was reared, the Town boasted a population of approximately 700 at the end of the 19th century.

The Solano County Court House and Jail were built on Court House Square on Texas Street in 1860, paving the way for "Downtown Fairfield." A hotel was erected in 1880 across from the court house, initiating the growth of a small business district west of the hotel, followed by a very significant historical event . . . the routing of the new state highway along Texas Street in 1915. Fairfield's prosperity and pride leaped ahead when it was linked with the transportation network of its day.

The acquisition and installation of the Fairfield sign over Texas Street in 1925, marking the town's identity as the Seat of the government of Solano County, fully symbolized the new Fairfield. This was yet another step in the town's evolutionary process. From 1903, when the "Town of Fairfield" was incorporated, the town would transform itself from a quasi-rural County Seat into a confident, vital, expanding City. The process is still continuing today.

Current planners have recognized, and the experience of many American cities has confirmed, that regions need an "anchor," a central district that provides a focus for retailing and economic activity. The City of Fairfield and the downtown merchants and professionals have risen to the challenge of encouraging the revitalization of the downtown area and are actively engaged in beautifying and developing the 24 blocks that comprise downtown.

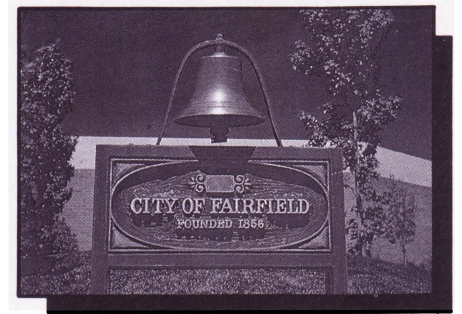
It's undeniable that downtown Fairfield has great potential as an urban center. Fairfield is the primary point of expansion along the important and heavily traveled corridor of Interstate Highway 80 between Sacramento and the San Francisco Bay Area. The growth

of Solano County, both in terms of population and economic activity, in the last decade has been phenomenal.

The downtown area of Fairfield already has a solid core. Economic activity includes specialty shops, service companies, restaurants, overnight accommodations, financial institutions, and professional offices. Offices of the County Seat are conveniently located adjacent to the downtown area. Access from the Interstate Highway 80 and State Highway 12 is easy, and there is ample on-street and off-street parking without meters.

Still in touch with its heritage, the downtown area contains many historical and picturesque buildings, including fine old residences that are zoned for commercial use. The agent of this revitalization of the City's core is the Downtown Improvement District (DID). Now over 180 members strong, the DID is a vital group representing downtown merchants and professional people. The group meets twice a month to develop upcoming promotions, arranges for group advertising, plans and funds beautification projects for the downtown area and discusses suggestions for the long-range development of downtown Fairfield.

The promotions committee of the DID is busy initiating, organizing, and implementing periodic promotions for the downtown businesses. Past promotions and those on the drawing board include Western Days Sidewalk Sales, Harvest Daze Sales, Moonlight Sales, Christmas promotions and City Clean-Up Week.



City of Fairfield Sign

The advertising committee of the DID is organizing full-page advertisements in local media that will appear under the banner of the Downtown Improvement District. This type of advertising will heighten the visibility of the downtown area to local consumers.

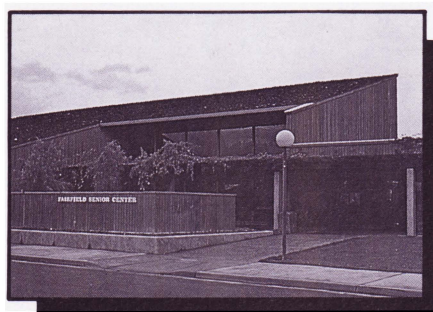
The DID initiates beautification projects that will make the downtown area attractive and convenient for shoppers and visitors. Two recently completed projects have been the addition of street lighting on the side streets, off Texas Street, and the installation of location directories, placed at strategic locations in the downtown area.

The DID provides a forum for local business people and professionals to participate in the long-range planning and implementation of the development of the downtown area. The city of Fairfield offers low-interest grants to local business people and property owners to assist in the improvement and development of the downtown area.

The members of the DID recognize the rehabilitation of downtown Fairfield will not occur overnight. But great optimism does exist that on-going consultation among downtown business people, city officials and citizen's groups, plus intelligent and rational planning, will result in the revitalization of downtown Fairfield as the Economic Hub of the Suisun Valley.

Sponsored editorial.

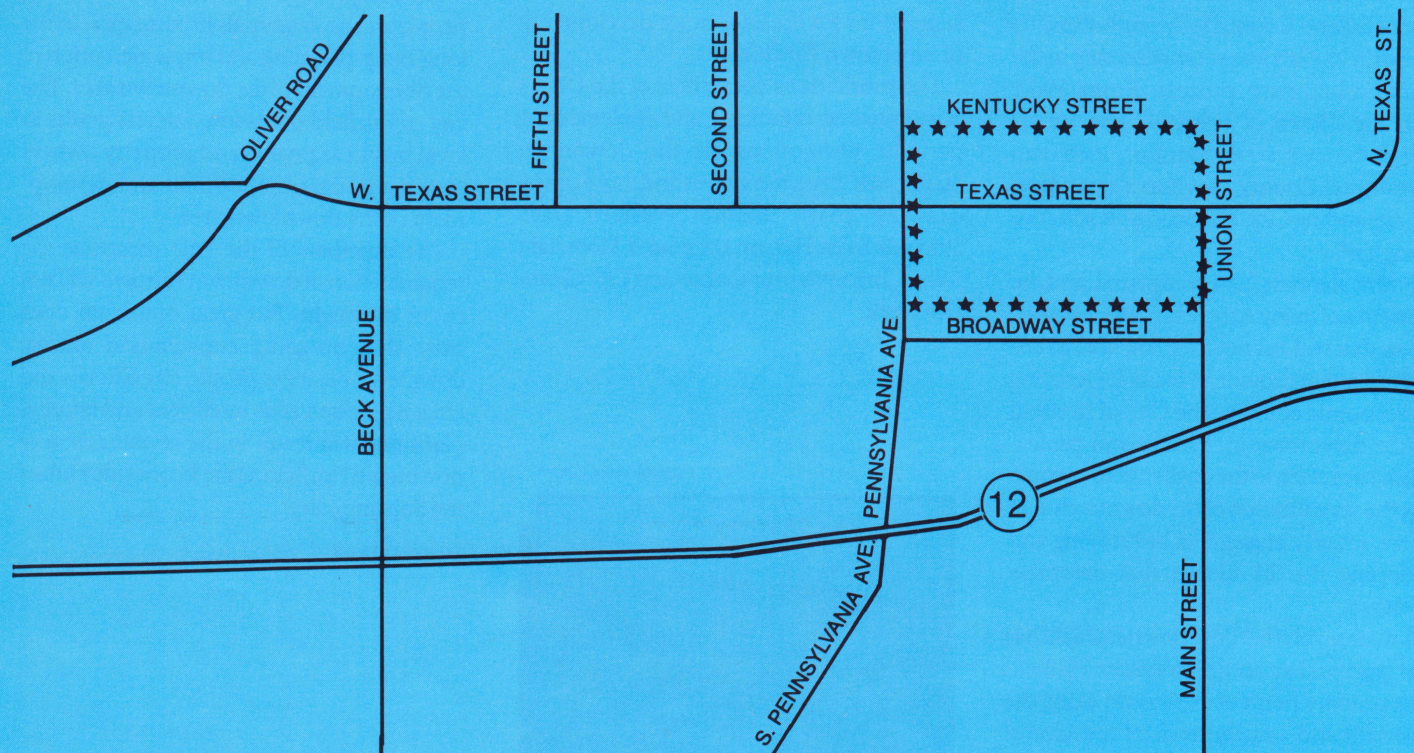
Fairfield Senior Center

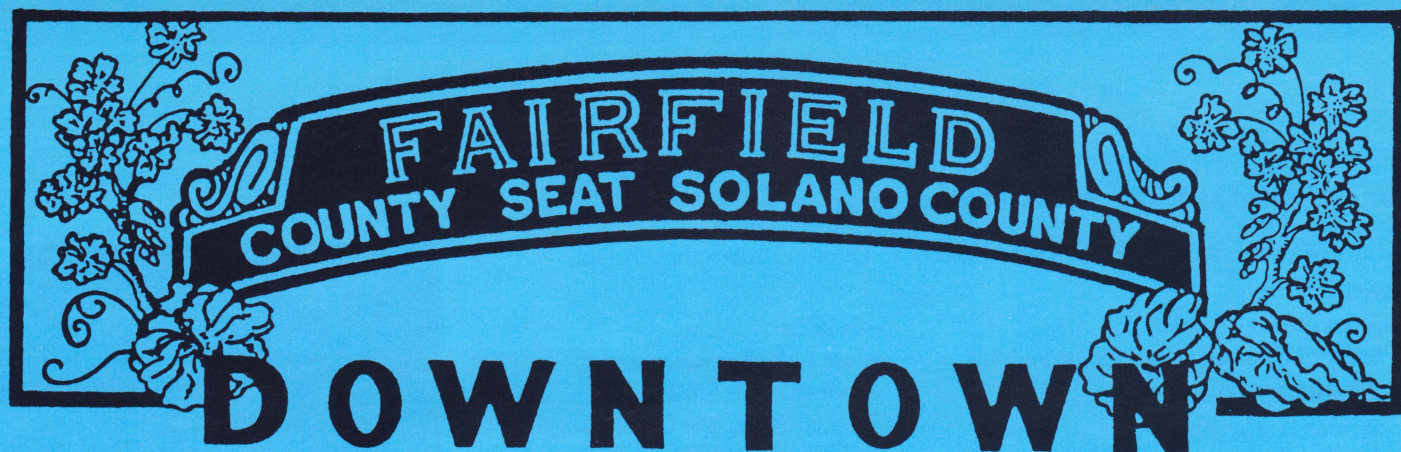




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City Vacuum & Sewing Center
Don's TV
Lawrence's TV
Maurer, Jerry: Appliances

ARCHITECTS, ENGINEERS & SURVEYORS

Bernard, Peter: Consulting Engineer
Grimm, K.B. Jr., Surveyor
Cooper & Assoc., Architects
Taylor Exploration

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Digerud Auto Parts
Shelly & Co. Auto, Customizing Service
Texas Mobile
Wesner Automotive

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Capricorn Unisex Salon
Family Stylist
Fantasy Cut
Great Hair Cuts
Joseph Thomas LTD.
Kathy's Barber Shop
LaPetite Salon
Lee's Barber Shop
Leslie's Hair Salon
Mai Lodi
Mr. Robert's Image Maker
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Roxanne's Hair Styling
Shirley's Please
Sir John's
Song's Beauty Salon
Swingin Shears Barber Salon
Witt's Barber Shop

BOOKKEEPERS, ACCOUNTANTS & TAX PREPARERS

Beneficial Income Tax Service
Cheng, Tommy S., CPA
Coltek Company
English, James L. CPA
Hometax Bookkeeping
Hubbard, Leslie: Bookkeeping Service
Pressas, Harold CPA
Raycraft, Pusateri & Associates
Rogers, E. Paul Acct.
Wood, Charles B., CPA

BUSINESS AND PROFESSIONAL SERVICES

Brown (Farley) (Vocational Rehab. Consultants)
Cal Coast Credit Service Inc.
Credit Bureau of Fairfield
Dible Management Dev. Systems, Inc.
Investigative Service Systems
Nelson J. C. Supply Co.
Transcription LTD
Valley Inventory Service Inc.

CATALOG SALES

Montgomery Wards/Ford Sales Agency

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Kwongs Tailoring
One Hour Cleaners

COCKTAIL LOUNGES

Hickey's Brass Rail
Mac's Club
Sportman's Club

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Luhring Computers
Radio Shack #3852
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Beckman & Company
Dale Financial
Equifax Services, Inc.
Fairfield Loan Office
Bank of America
Central Bank
Continental Pacific Bank
Lloyds Bank
Suisun Valley Bank
Wells Fargo Bank
Santa Barbara Savings and Loan
Ticor Title Co.
Western Title Insurance Company

FOOD STORES

Foad Fair I
Nori's
Oriental Market & Gifts
Sari Market

GIFT SHOPS

Duke's Imports
Import Outpost
Texas Gift Shop

HEALTH & BEAUTY CARE

Natural Health Center

HOME FURNISHINGS AND DECOR

California Sample Furniture
Creative Home Interiors
Custom Fireside & Energy Shop
Downtown Carpets
Downtown Paint & Wallpaper
Framart
Furniture Gallery
Solano Carpet

INNS

Frietas House Inn

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Clyde Carter Jr.
Delta Redwood Insurance
Robert L. Dodge
Young Insurance Agency
Chuck Layne Insurance
R.W. Hewitt
John Klefstad

KarlKulseng
Ken McArdle
Terry Hall
Richard A. Young
Marv. Solum
Salsman Insurance
NEK Insurance

JEWELERS

Aldredge Jewelers
Gensler-Lee
Meyers Jewelers of Fairfield
Richard's Fine Jewelry

LEGAL SERVICES

Bernstein, Robert G., Attorney
Clancy & Coyle, Attorneys
Dunnell & Dunnell
Duree Inc., Terry A.
Duree, John R.
Duree, John R. Jr., Inc.
Geandrot Law Office
Goodman, Herbert & Lucas Attys.
Honeychurch, Finkas & Rogers
McPherson, Barnett & Mattice Attys.
Pahl, Edmund O., Atty
Reeves, Weldon R. Atty
Scranton Law Firm
Spiritosanto Law Offices
Whiting & Beckstead Attys.

MEDICAL & DENTAL SERVICES

Barardi Chiropractic Corporation
Cal Dental Ceramics Inc.
Ceder, Elmer T., Jr. DPM
Ceramic Dental Arts
Christensen, Mark OD
Counseling & Consulting Center
Fairfield Diagnostic Lab. & Radiology
Fairfield Medical Group
Family Chiropractic Center
Fritch, Paula L. Reg. Electrologist
Hansen, Henrik DDS
Home Health Aids Inc.
Independence Dental Labs
Jackman, James OD
Kairos Counseling
Lum, Richard Y. DDS
Mekeel, Bill DDS
Pacific Applied Psychology
Pacific Orthodontic Model Lab
Prigmore, James D. DDS
Reed, Wm F. OD
Solano Hearing Aid Center
Zink, Fulton DDS

NEWSPAPERS

Daily Republic

PHOTOGRAPHERS

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Tomorrows Memories

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F & F Multiprint
Fairfield Printing Company
Newsom Engraving
Stevenson's Insta-Print

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Clint Sloan Real Estate
Depot Real Estate
Jensen Real Estate
Kenmar Properties/Atlas Realty
Stevens, Kirby Real Estate & Ins.

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Han Kung Mongolian Bar-B-Q
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Lucky's Cafe
Pietros
Sassafras Old Fashioned Ice Cream Parlor
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Song Shop
West-Wind Karate

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Fairfield Safe and Lock
Hydrex Pest Control
JeanPierre International Models
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The Market Place
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Spinning Wheels Yarns
Tic Tockery

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Fairfield Office Supply
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Fairfield Cinema I
Fairfield Cinema II

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E & J Travel
Fairfield Travel Center
Greyhound Lines

WEARING APPAREL

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Blackman's Town & Country Fashions
Blanche Hartley Fashions
Block's Men's Shop
Dorothy's Ladies Fashions
Napadashery
Phil's Men's Shop
Red Wing Shoe Store

Solano's Federal and State Representatives

Here are the people who represent Solano County and how to contact them:

National

Senator Alan Cranston
Suite 452, Russell Senate Office Building,
Washington, D.C. 20510

Senator Pete Wilson
U.S. Senate
Washington, D.C. 20510

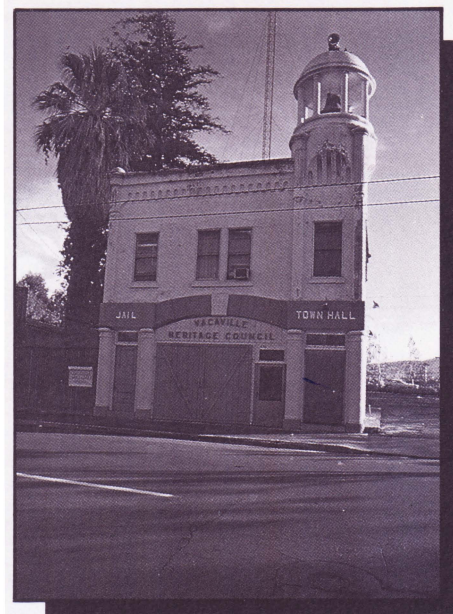
Representative Vic Fazio
Room 1421, Longworth Building
Washington, D.C. 20510
(District Office: 844 Union Ave.,
Suite B, Fairfield, CA 94533)

Representative Barbara Boxer
(Vallejo area)

State

Senator Barry Keene
Senate Chamber, State Capitol
Sacramento, CA 95814
(District Office: 844 Union Ave., Suite B,
Fairfield, CA 94533)

Assemblyman Tom Hannigan
State Capitol
Sacramento, CA 95814
(District Office: 844 Union Ave., Suite B,
Fairfield, CA 94533)



Old Vacaville Town Hall



Taxes

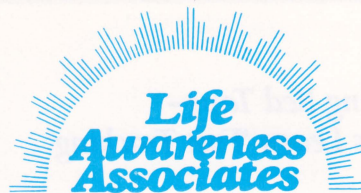
Solano County businesses collect a 6 percent sales tax at the time of purchase on retail sales of most tangible personal property, excluding food and prescription drugs.

The base retail sales tax rate in California Counties is 6 percent, 5 percent goes to the state and 1 percent to the cities or counties according to the point of origin of sale.

The basic county tax rate has been set by the State Legislature at 1 percent of full cash value of \$1.00 per \$100.00 assessed valuation, plus an additional surcharge to pay the principal and interest on voter-approved indebtedness. In tax code areas of the seven cities in Solano County in 1983-84, property tax rates range from \$1.07 to \$1.14 per \$100.00 assessed valuation.



Assessed value information is available from the County Assessor at (707) 429-6595, and tax payment and delinquency information from the County Tax Collector at (707) 429-6441.



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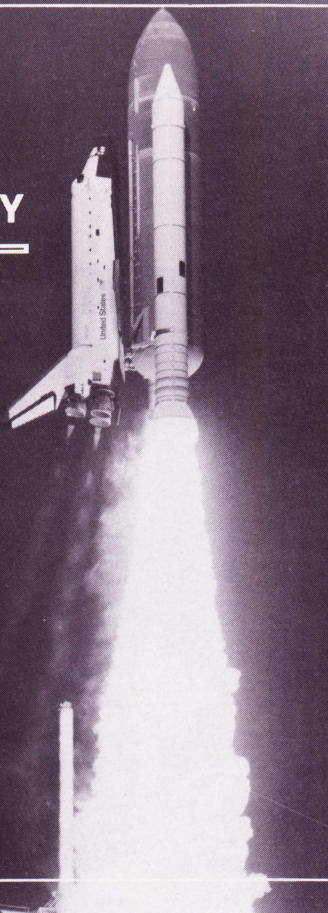
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Cutting Red Tape— Cities Learn 'Fast Tracking'

Solano County has long realized its potential for industrial growth attested by the fact that nearly each of its major communities has an industrial or business park with satisfied tenants and room for more.

The cities are perfecting the art of 'fast tracking' and are working as partners with private industry throughout the development process. In addition, most Solano cities are recep-

tive to the idea of providing financing for industrial, commercial and residential developments. Some will assist with research and surveys. All will respond promptly, with interest and a 'can-do' attitude.

Most Solano businesses will testify that one very simple and undeniable fact brought them here: they felt wanted. If feeling wanted

and getting help head the list, then next in line is the fact that Solano cities lay out the ground rules for prospective business and industry, making clear what can and cannot be done.

The following is a list of the cities and their various approaches to working with developers and users who seek approval for their projects.

BENICIA

The City of Benicia Planning Department supplies a "general information guidelines" package that outlines the process and contains all necessary applications and deadline information. Additional fast track methods are under study as of early 1985. Benicia has a private/public economic development committee that acts as an advisor to the City Council.

Planning Department contact:
John Bunch (707) 745-0510

DIXON

Dixon's Economic Development Review Committee, made up of representatives from the City Council, Planning Commission and Chamber of Commerce, meets when applications are complete. This allows the City to review and approve plans on an individual basis and, according to planning officials, the process can be completed as quickly as three to four weeks depending on the project.

Planning Department contact:
Jim Louie (916) 678-2326

FAIRFIELD

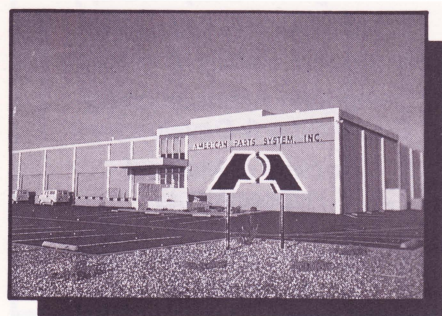
The City of Fairfield has implemented two expedited permit processing procedures. The first fast track process usually reduces by 25 to 40 percent the time required to obtain building permits. The second system is called Plan Design Development Unitary Procedure. It has reduced project development time by as much as 75 to 80 percent. Fairfield's overall development program emphasizes high standards of urban design and quality of life.

Planning Department contact:
Bill Daugherty (707) 426-5500

RIO VISTA

The City of Rio Vista's small size calls for an informal approach to its planning and permitting procedures. Prospective developers who are interested in the recently annexed and prezoned 300 acres in Rio Vista should contact City Hall. The City's sewer plant has been recently expanded to service the light industrial, commercial and residential growth expected on this acreage.

City contact:
Robert Brown (707) 374-5773



SUISUN

The City of Suisun planning department supplies information sheets to respond to needs of an applicant, depending on the type of project proposed. When requested and appropriate, the City staff will meet with applicants to discuss a project in detail. Suisun City's "historic downtown and waterfront specific plan" includes diverse land uses and offers developers clear guidelines and, most typically, expedited processing.

City contact:

Steve Buswell, Economic Development
Director (707) 429-2900

VACAVILLE

The City of Vacaville has devised a successful planning tool for large scale developments. The City's "policy plan" establishes land use regulations tailored to a particular project. The plan combines the functions of a specific plan, traditional zoning, design review and capital improvement planning in one coordinated process. Each project plan is a result of an intensive effort between the developer and the City, and each plan undergoes detailed public review at the initial stage and afterwards allows development of individual parcels with minimum time and processing. The plan is intended to combine all development regulations in one concise format.

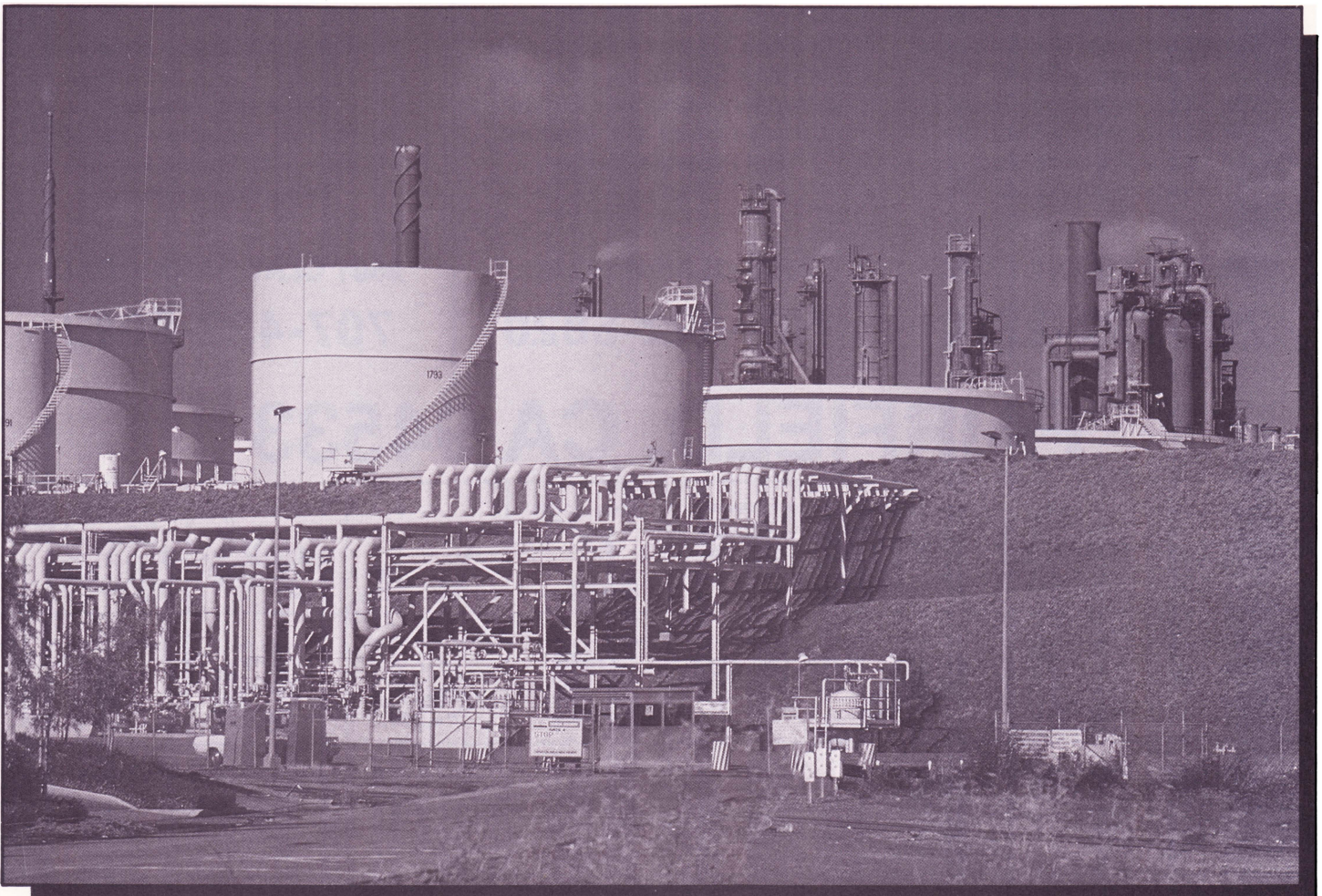
Planning Department contact:
Greg Werner (707) 553-4227

VALLEJO




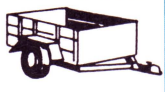










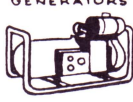

The City of Vallejo's project development review procedures reflect the City's general plan which encourages continued planned economic growth. Responsive action on proposed projects is facilitated by a "preliminary project review" process which allows City staff and the applicant to work out problems early in the project design. Also the City's application submittal procedure does not require detailed design plans until late in the review process. Vallejo also uses specific area plans and related environmental impact reports set forth by City policy, allowing projects to be designed in concert with City goals and promptly processed.

Planning Department contact:
Brian Mattson (707) 748-4327

Exxon



Your Rental Headquarters

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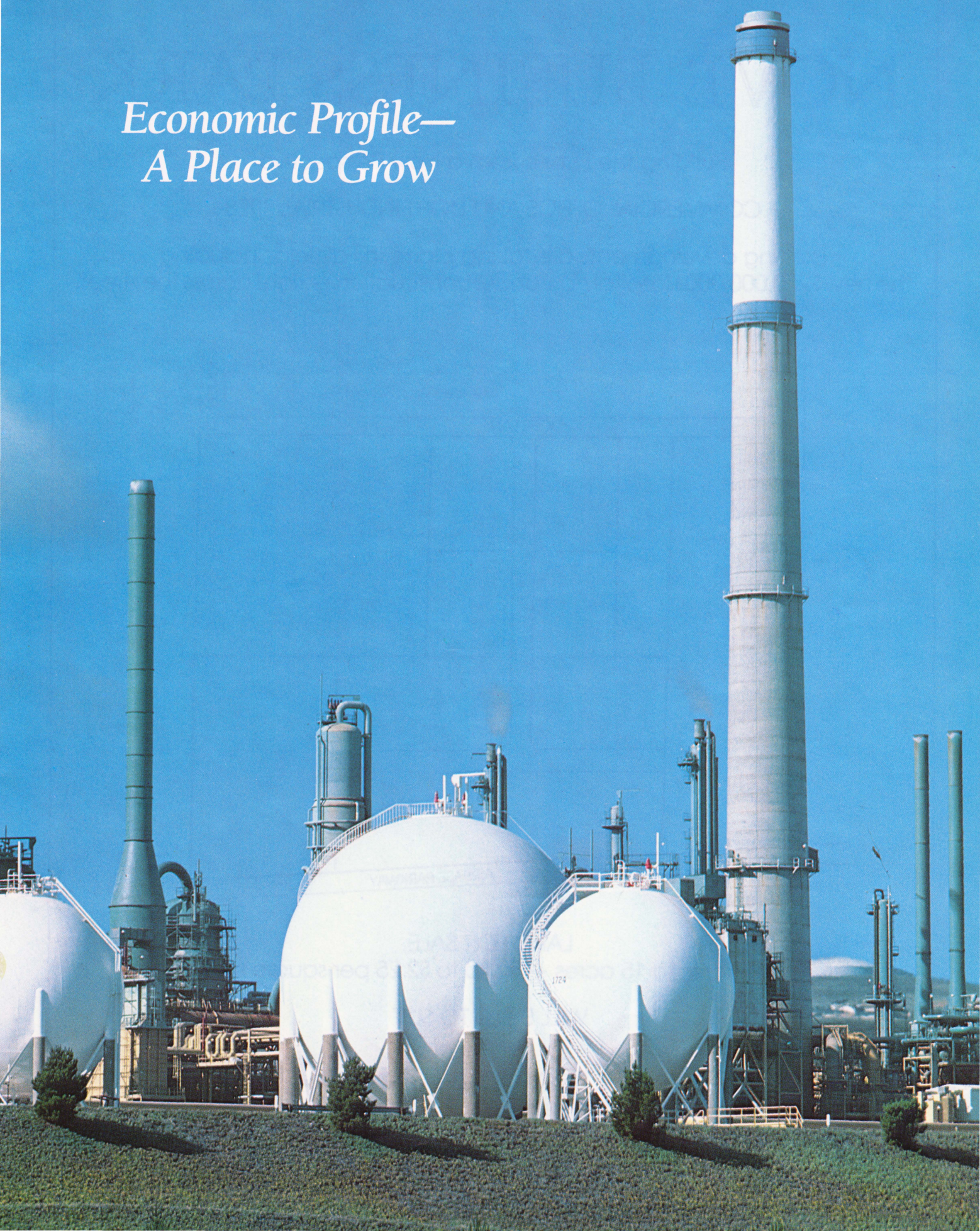
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*Economic Profile—
A Place to Grow*

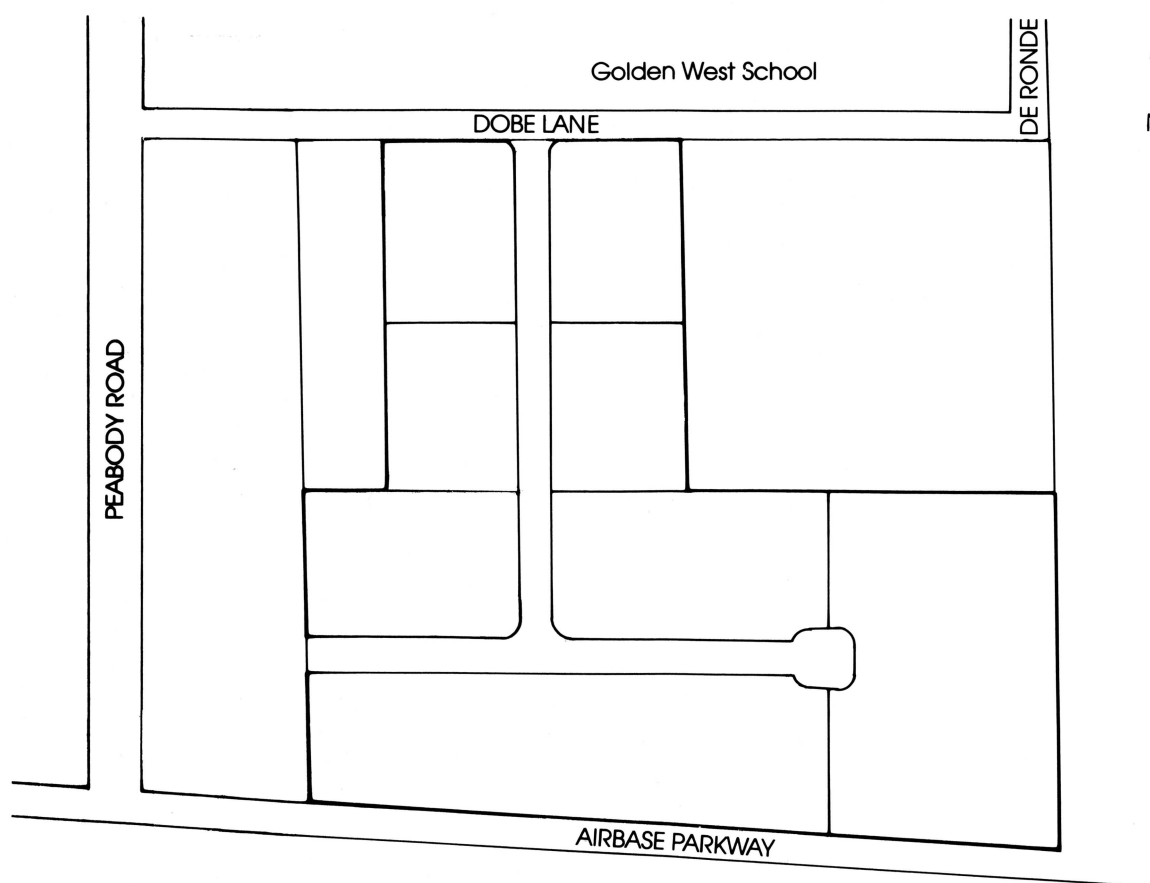


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Economic Development— One of Solano's Liveliest Pursuits

California has the largest and most affluent consumer and business market in the country if not the world. It has diverse regions that can meet almost any need; a highly skilled and productive workforce, exceptional access to capital, both for start up and established businesses; more high quality graduate schools and research centers than any state; unique accessibility to Pacific Rim markets; and an unmatched quality of life. And, in 1984, the state launched a major, new economic development program to tell the world that California is back in business.

Throughout the state, at county and community levels, government representatives are taking hold of their own economic development pursuits. And nowhere else is this challenge being taken on with as much vigor as it is in Solano County.

Excellent location, proximity to major markets, strong housing supply, and an unquestionably good transportation network combine to make Solano County the most logical growth center in Northern California. Even modest estimates project a doubling of our county's population during the next 35 years, giving our region over one half million people.

Solano County is the fastest growing of any Bay Area county.

Growth of this magnitude means changes. Plans are under way in all Solano cities to address the impacts of population growth. Economic and business expansion is a fact. Environmental protection measures are being carefully considered and put into place to further protect the fine quality of living and agricultural production the county now enjoys. We have entered, beyond a doubt, the most challenging period in our county's history.

To meet this challenge, new methods are being sought, new partnerships are being formed, and new concepts are becoming reality. The Solano Economic Development Corporation (SEDCORP) came into being in 1983 as a creation of county public and business leaders who envisioned a need for a separate entity, unbridled by bureaucracy, to help manage the county's future.

SEDCORP's purpose is to chart a sound economic course for the region and to move ahead with a comprehensive development

strategy that insists on intelligent, progressive growth. It is an organization driven only to help the county manage its growth responsibly for the economic betterment of the entire area.

People and jobs grow together. SEDCORP is a matchmaker of sorts and looks at regional strengths and needs in order to market Solano County to industries that fit well with the environment. It has been noted, for example, that Solano's rolling hills and pleasing vistas offer exciting possibilities to high technology companies seeking wooded, campus-like areas for workers doing research and development work.

With industrial growth, residential growth is presumed because of the additional jobs created.

A private/non-profit corporation, SEDCORP is spearheaded by recognized business leaders who are working side by side with key elected officials from every jurisdiction. The massive cooperative effort that was required to establish SEDCORP is the first county-wide assembly of leadership both in the public and private sectors.

To manage growth in a thoughtful, unbiased manner is to mold the future economy of the Solano region. SEDCORP is a cooperative membership organization led by the business community to provide the vehicle to accomplish economic progress with balance and quality.



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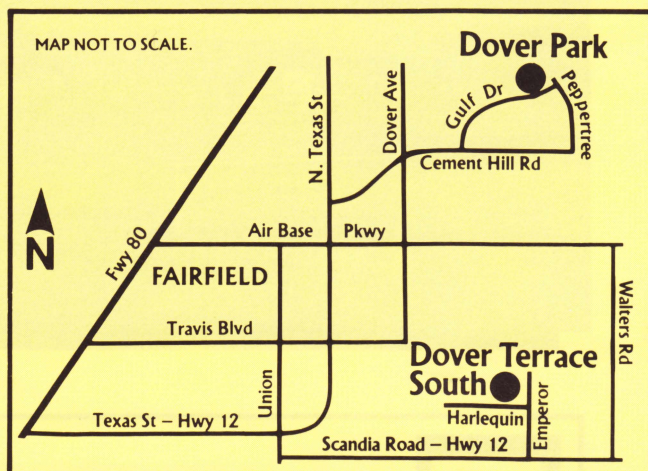
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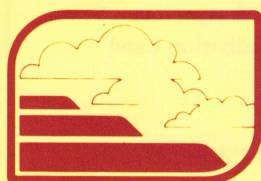
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Dover Terrace South by Hofmann in Suisun or Dover Park by Hofmann in Fairfield?

Is Dover Terrace South Solano's best home value? Recognized as one of Solano County's most successful new home subdivisions, Dover Terrace South still offers an excellent selection of single family homes. "Price-included" amenities include elegant ceramic tile entries, vaulted ceilings, fireplaces, fully-appointed kitchens, convenient interior laundries, plus raised wood subfloors — a Hofmann trademark of value. Visit our sales office and decorated models, just off Highway 12. 903 Harlequin Way, Suisun (707) 429-0515.
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Solano County Pushes Development

Solano County is heartily embracing real estate development.

The county, whose rolling hills and valleys have supported grazing cattle and flourishing pear orchards, is welcoming new construction as commercial development spreads along the Interstate 80 corridor between San Francisco and Sacramento. And, although its residents are determined to avoid congestion and overbuilding, they welcome growth, particularly after a recession that hit them harder and lingered longer in the early 1980's than in other Bay Area communities.

The overall county spirit remains adamantly pro-growth, with most cities aggressively pursuing development and corporate relocations with industrial revenue bonds, special assessment districts and other incentives. Three major new industrial and



office parks lure new construction. Recently arrived businesses are warmly greeted.

"There's a lot of land available in the city limits of Fairfield, Vacaville, Benicia and Vallejo," agrees Albert McCord, president of the Solano County Economic Development Corporation. "We have enough product to support fairly rapid growth for the next three to five years," he says.

Those four cities—the county's largest—are moving forward to capture that growth. The county's population is expected to increase to 351,000 in 1991 from 235,200 in 1981—a whopping 36.1 percent hike, according to the Palo Alto-based Center for Continuing Study of the California Economy. That rate is more than double the expected growth in any other Bay Area county.

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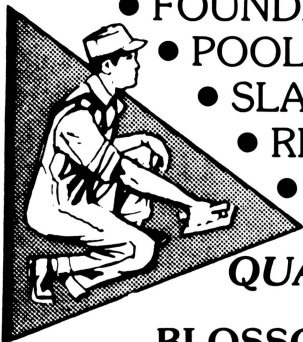
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BLOSSOM AVENUE, FAIRFIELD

Solano's largest city, Vallejo, a former blue-collar base that houses the Mare Island Naval Shipyard, hopes to claim its share of the action by luring homebuyers and tourists.

The city also recently scored a public relations coup when it announced that Marine World/Africa USA will relocate there on the site of the Lake Chabot Golf Course. A large new Holiday Inn with convention facilities will be located nearby.

In Fairfield, the county seat, a large-scale development has been established by Grosvenor International Ltd., a Vancouver-based firm. The 250-acre complex, Solano Business Park, will eventually house 3 million to 4 million square feet of office, warehouse and research and development space. It is expected to be completed in 1989.

Grosvenor admittedly took something of a gamble when it started Solano Business Park, which does not have I-80 frontage, although the Southern Pacific Railway passes along the site and a Highway 12 access road has been recently completed. The company decided to go with Solano because of the county's location, lower land prices, pro-growth posture and aggressive pursuit of government-subsidized construction financing.

"Land is a lot cheaper here than anywhere else," says Frank Juszczuk, Grosvenor vice president for development. "That's one of the major reasons we came here. We realized it's a pioneering venture but we decided to take advantage of it."

Juszczuk sees the area as a future hub of Bay Area growth. "I think Solano County has been a bit of a sleeper," he says, "I think the years will show us to be correct."

Meanwhile, Chevron Land and Development Company is betting on Vacaville with its sprawling 1,700 acre Vaca Valley Corporate Center at the intersection of highways 80 and 505. About 400 acres of that space are earmarked for industrial uses and about 500 will contain office, warehouse and research and development. The additional 800 acres await future plans.

Vaca Valley Corporate Center is a long-term commitment for Chevron. "We don't do five-acre projects—we do 500-acre projects and we stick with them a long time," says Project Manager Allen H. Singer.

The company found a major incentive to Vacaville development in the city's streamlined approvals process. One new Vaca Valley tenant, Catalyst Technology, Inc., went from

a building plan on paper to its formal opening in just 74 days, according to Singer.

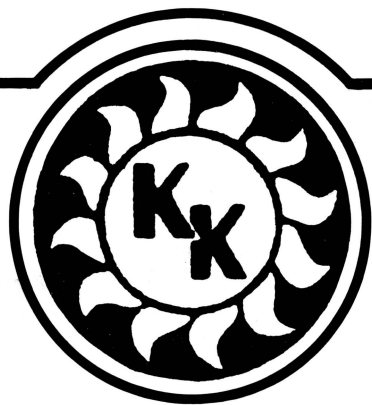
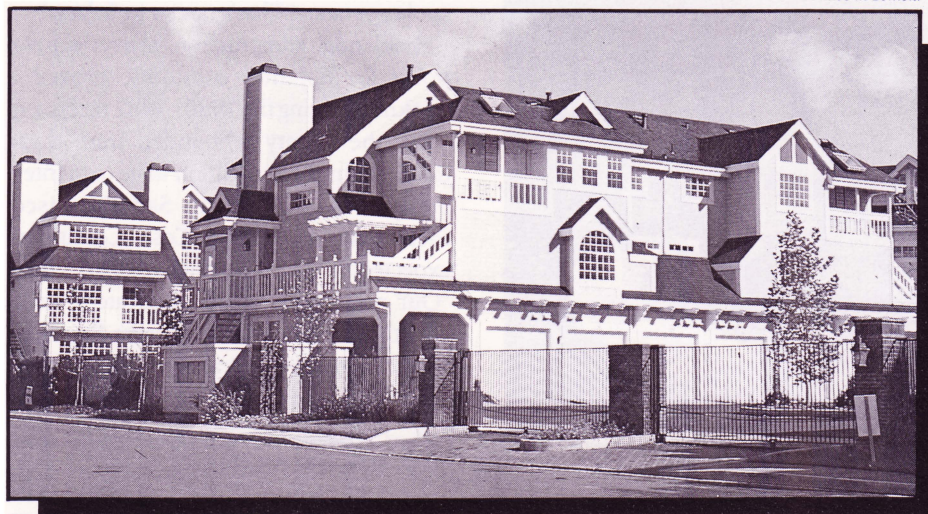
Benicia wants a share of new development as well. The newest venture there is an off-

shoot of the 2,000-acre Benicia Industrial Park called Fleetside Industrial Park. Located adjacent to the railway lines and deep-water port facilities, the 142-acre project would house distribution centers and light manufacturing. Fleetside is a Lincoln Property Co. development.

Developers have put Solano County high on their lists but new potential tenants are just beginning to probe the area. They like the low commercial rents and room for expansion and they are also impressed by the affordable housing Solano County offers, with prices an astounding one-half or even 40 percent of the going rate in other parts of the Bay Area, according to Security Pacific Bank. New three-bedroom homes are widely available for under \$100,000, with median home prices averaging an estimated \$72,000.

Firms relocating to Solano County find that lower housing prices are attractive to the

Condos in Benicia



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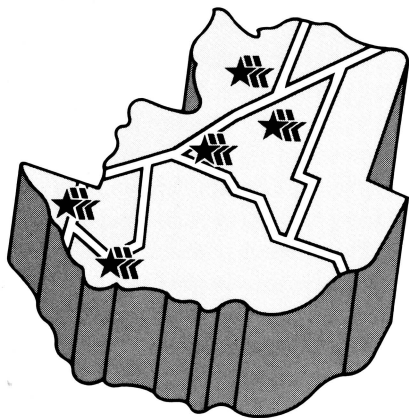


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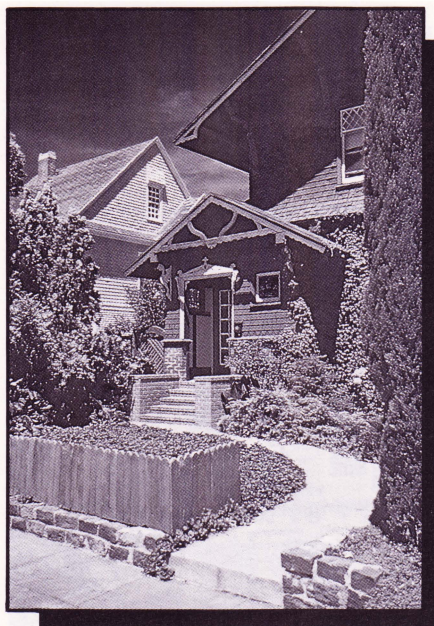
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skilled labor they need to attract. Silicon Valley's Racal-Vadic Electronics weighed the housing issue heavily when it decided to expand to Solano County. "Homes in Santa Clara County are priced beyond the range of many working people," says a company spokesperson, "That's not so in Solano."

Residential construction, always a pivot point for Solano's economy, proved a weakness during the 1980-1982 recession.

But the county rebounded from those troubled times. In addition to its own internal growth, changes in San Francisco, Sacramento and Contra Costa County are expected to have a distinct spillover effect. "Our projections clearly indicate a lot of growth for Solano County," says Raymond Brady, manager of the analysis group at the Association of Bay Area Governments.

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Residential Sales

PURPOSE:

The purpose of this study is to provide information regarding single family building activity within Solano County. The report is designed to assist First American Title clients in planning their construction, selling and lending programs, as well as providing interested parties with an objective study of major residential building trends. This survey is the seventh edition in what is an ongoing report within Solano County. Field work was conducted from January 15, 1985 through February 1, 1985. We apologize for any development which was omitted from this survey. Any developers who would like to assure that their projects are represented in the next issue of this report should contact First American Title Guaranty Company, c/o Subdivision Department, 1319 Travis Blvd., Fairfield, California 94533.

FINDINGS: Single Family Detached

The 22 *For Sale* developments used in this survey indicated:

- a. Overall sales average was 1.9 houses per week.
- b. Prices ranged from a \$69,950 (960 square-foot, two-bedroom, one-and-a-third bath) home at Creekside, to a \$181,500 (2,877 square-foot, four+-bedroom, three bath) home at Southampton.
- c. The average price of the 317 single family detached homes offered for sale was \$108,920 containing 1,532 square feet with a value ratio (price ÷ square feet) of \$71.10 and average 3.2 bedrooms and 2.1 baths.
- d. Constructed, completed houses from the beginning of each project numbered 4,674, or 50 percent of the 9,408 proposed total dwellings used in this survey.
- e. Houses under construction yet to be sold amounted to 52 percent of 343 total houses under construction.
- f. Of the 22 projects surveyed, 18 offered VA, 18 had FHA, five offered Chafa, three offered City Bond, while all offered Conventional financing.
- g. All of the developments offered some carpeting in the base price and only three offered patios, decks or balconies. Four of the projects included air conditioning, 16 had it as an option, and two offered none at all.
- h. Whirlpool was the most popular appliance manufacturer with 11 tracts while General Electric was the second choice with nine tracts.

FINDINGS: Attached Planned Unit Developments & Condominiums

The six developments in this survey indicated:

- a. Overall sales average was 0.6 units per week.
- b. Prices ranged from a \$53,950 (643 square-foot, one-bedroom, one-bath) unit to a \$159,500 (1,430 square-foot, three-bedroom, two-and-a-half bath) townhouse.
- c. The average base price of the 122 units found for sale in Solano County was \$96,521 containing 1,146 square feet with a value ratio (price ÷ square feet) of \$84.22 and averaging 2.0 bedrooms and 1.9 baths.
- d. There were 68 completed units in inventory.
- e. Five of the developments included fireplaces and all of the units had a finished patio, deck or balcony in the base price.
- f. The average monthly fee for outside maintenance, landscaping and recreation facilities was \$78.22.

I. CURRENTLY SELLING PROJECTS: Single Family Detached

Map No.	Development & Developer	No. of Plans Offered	Basic Price Range	Square Feet	Value Ratio	No. of Bedrooms-Baths	Minimum Lot Size	Type of Financing Offered	Proposed Total Units	Date Sales Started
1.	Emerald Hills Braddock & Logan	3	\$ 89,950 101,950	1038 1480	\$ 86.66 68.89	3 - 2 4 - 2½	Zero Lot Line	Conv., VA & FHA	126	June 84
2.	Harbor View Bren Company	3	100,990 118,990	1121 1745	90.09 68.19	3 - 2 4 - 3	5,500	Conv., VA & FHA	90	April 83
3.	Parkway Highlands Centex Homes	5	105,500 130,500	1336 2200	78.97 59.32	3 - 2 4 - 2½	7,720	Conv., VA & FHA	70	Sept. 83
4.	Montebello Vista Stanley M. Davis	5	78,950 95,000	1073 1649	73.58 57.61	3 - 1 3 - 2	6,000	Conv., VA, FHA, Chafa & Fairfield Bond	101	July 83
5.	Oak View Stanley M. Davis	6	76,950 93,400	1045 1649	73.64 56.64	3 - 2 3 - 2	6,000	Conv. & Chafa	269	Jan. 84
6.	Woodcreek Estates VIII Estate Homes of No. California, Inc.	4	116,950 137,950	1116 2371	104.79 58.18	3 - 2 5 - 2½	8,000	Conv., VA & FHA	90	March 82
7.	Creekside Hofmann Homes	5	69,950 77,950	960 1304	72.86 59.78	2 - 1½ 3 - 2	6,000	Conv., VA & FHA	129	July 79
8.	Dover Park Hofmann Homes	5	101,950 118,950	1370 1871	74.42 63.58	3 - 2 4 - 3	6,000	Conv.	70	May 84
9.	Dover Terrace South XI C Hofmann Homes	4	79,950 84,950	1088 1541	73.48 55.13	3 - 1 3 - 2	6,000	Conv., VA, FHA, Chafa & City Bond	160	April 84
10.	Sunset Oak Kaufman & Broad of No. Calif.	4	79,990 95,990	954 1538	83.85 62.41	2 - 2 3 - 2½	3,960	Conv., VA, FHA & Fairfield Bond	204	Sept. 84
11.	Gramercy Park Lewis Homes	4	116,350 141,000	1559 2090	74.63 67.46	3 - 2 4 - 2½	8,000	Conv., VA & FHA	309	Aug. 77
12.	The Sycamores Lewis Homes	4	84,950 93,950	1138 1383	74.65 67.93	3 - 2 3 - 2	4,500	Conv., VA, FHA & Chafa	106	Jan. 84
13.	Sandpiper Point I-IV Miller Sorg	4	96,490 115,490	1200 1700	80.41 67.94	3 - 2 4 - 3	6,000	Conv., VA & FHA	880	Spring 83
14.	Hunter Estates Presley of No. California	4	135,950 167,950	1813 2647	74.99 63.45	3 - 2 4 - 2½	7,500	Conv., VA & FHA	250	Jan. 84
15.	Hunter Ranch Presley of No. California	5	97,950 126,950	1092 1900	89.70 66.82	2 - 2 4 - 2½	7,500	Conv., VA & FHA	281	Dec. 81
16.	Hunter Ranch Villas Presley of No. California	5	77,450 96,450	875 1220	88.51 79.06	2 - 1 2+ - 2½	3,500	Conv., VA, FHA & Chafa	143	Nov. 84
17.	Quail Glen Presley of No. California	5	77,450 107,950	1080 1897	71.71 56.91	2 - 2 4 - 2½	6,500	Conv., VA & FHA	1,150	Spring 75
18.	Heather Ridge Pulte Home Corporation	5	108,500 141,000	1300 1845	83.46 76.42	3 - 2 4 - 3	6,000	Conv., VA & FHA	100	June 84
19.	The Colony Shea Homes	3	112,150 137,950	1520 2300	73.78 59.98	3 - 2 4 - 2½	6,500	Conv., VA & FHA	•980	May 79
20.	Park Ridge Shea Homes	4	115,900 122,900	1514 1722	76.55 71.37	3 - 2 4 - 2	N/A	Conv., VA & FHA	•980	Jan. 84
21.	Southampton Southampton Company	7	129,500 181,500	1595 2877	81.19 63.09	3 - 2 4+ - 3	7,000	Conv.	3,000	Sept. 79
22.	The Village - A Solar Community Southampton Company	6	109,500 140,500	1079 1618	101.48 86.84	2 - 2 3 - 2	7,500	Conv.	900	July 81
TOTALS		100							9,408•	

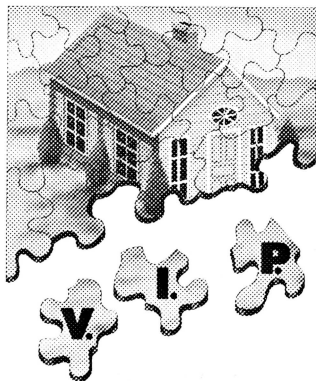
• Total lots of The Colony & Park Ridge combined.

Total Sold	Total Built/ Sold	Under Constr./ Sold	Average Weekly Sales	Next Phase/ Date of Opening	Patio, Deck or Balcony/ Roof	Fencing/ Lndscp.	Carpets/ Fireplace	Air Cond.	Cooking Energy/ Mfg.	Assoc. Fees/ Amenities	Additional Amenities
4	11/4	0/0	0.1 (4 ÷ 32)	—	No/ Comp.	Full/ No	Yes/ Yes	Opt.	Elec./ Hotpoint	None	DW
62	72/62	18/0	0.7 (62 ÷ 92)	—	No/ Shake	No/ No	Yes/ Opt.	No	Elec./ G.E.	None	DW
55	64/53	6/2	0.8 (55 ÷ 70)	—	Opt./ Shake	Rear/ No	Yes/ Yes	Opt.	Elec./ Tappan	None	DW
55	44/39	29/16	0.7 (55 ÷ 79)	—	No/ Comp.	No/ No	Yes/ Yes	Yes	Elec./ G.E.	None	
50	60/45	10/5	1.0 (50 ÷ 52)	—	No/ Comp.	No/ No	Yes/ Yes	Yes	Elec./ G.E.	None	
84	90/84	0/0	0.6 (84 ÷ 148)	—	Yes/ Shake & Tile	Rear/ Front	Yes/ Yes	Opt.	Elec./ G.E.	None	DW-MW
117	114/114	15/3	0.5 (117 ÷ 235)	—	No/ Comp.	No/ No	Yes/ Yes	Opt.	Elec./ G.E.	None	DW
33	41/26	22/7	0.9 (33 ÷ 36)	—	No/ Shake	No/ No	Yes/ Yes	Opt.	Elec./ G.E.	None	DW
114	90/86	35/28	2.6 (114 ÷ 44)	—	No/ Comp.	No/ No	Yes/ Yes	Opt.	Elec./ G.E.	None	DW
39	57/39	0/0	2.2 (39 ÷ 18)	—	No/ Shingle	Yes/ Front	Yes/ Opt.	Opt.	Elec./ Whirlpool	None	DW-SR
266	266/266	1/0	0.7 (266 ÷ 386)	—	No/ Shingle	Yes/ No	Yes/ Yes	Yes	Elec./ G.E.	None	DW-MD-BV
74	106/74	0/0	1.4 (74 ÷ 52)	—	No/ Comp.	Yes/ No	Yes/ Yes	Yes	Elec./ Whirlpool	None	DW-MW-MD
637	629/629	15/8	6.6 (637 ÷ 96)	—	Yes/ Tile	Front/ Front	Yes/ Yes	Opt.	Elec./ Whirlpool	None	DW
55	50/47	13/8	1.1 (55 ÷ 52)	—	No/ Shake	Yes/ No	Yes/ Yes	Opt.	Elec./ Whirlpool	None	DW-GO-TR-MW MD-WB-BQ
111	105/105	7/6	0.7 (111 ÷ 160)	—	No/ Shake	Yes/ No	Yes/ Yes	Opt.	Elec./ Whirlpool	None	DW-MW-MD
8	3/0	18/8	1.0 (8 ÷ 8)	—	No/ Comp.	Yes/ Front	Yes/ Opt.	Opt.	Elec./ Whirlpool	None	DW-GO
805	800/798	19/7	1.8 (805 ÷ 456)	—	No/ Shake	Yes/ No	Yes/ Yes	No	Elec./ Whirlpool	None	DW-MW-MD
28	7/3	35/25	0.9 (28 ÷ 32)	—	No/ Comp.	Yes/ No	Yes/ Yes	Opt.	Gas & Elec./ Whirlpool	None	DW
N/A	N/A	N/A	N/A	—	No/ Shake & Tile	Yes/ No	Yes/ Yes	Opt.	Elec./ G.E.	None	DW
N/A	N/A	N/A	N/A	55/1985	No/ Tile	Rear/ No	Yes/ Yes	Opt.	Elec./ Whirlpool	None	DW-MW-GW
1,880	1,850/ 1,850	65/30	8.3 (1,880 ÷ 226)	—	No/ Shake	No/ No	Yes/ Yes	Opt.	Elec./ Whirlpool	None	DW-SW-TW GW
223	215/211	35/12	1.2 (223 ÷ 183)	—	Yes/ Shake	Yes/ Yes	Yes/ Yes	Opt.	Elec./ Whirlpool	\$30.00 to 38.00	DW-MW-GW SR
4,700	4,674/ 4,535	343/165	1.9 (4,700 ÷ 2,457)								

II CURRENTLY SELLING PROJECTS: Condominium and Planned Unit Developments

Map No.	Development & Developer	No. of Plans Offered	Basic Price Range	Square Feet	Value Ratio	No. of Bedrooms - Baths	Type of Financing Offered	Proposed Total Units	Date Sales Started	Total Sold
23.	Benicia Marina Carquinez Marina Development Company	3	\$ 134,500 159,500	1113 1430	\$120.84 111.54	2 - 2 3 - 2½	Conv.	192	Dec. 83	34
24.	Mariner's Landing Hanover Group	7	81,900 114,900	880 1300	93.07 88.38	1 - 1 2+ - 2½	Conv. & Vallejo Bond	182	April 84	47
25.	Shasta Park Hibernia Bank/Pat Taylor	3	82,500 87,000	1411 1700	58.47 51.18	2 - 2½ 2 - 2½	Conv.	70	Feb. 84	15
26.	Peach Tree Condominiums Power/Sange	3	53,950 65,500	643 930	83.90 70.43	1 - 1 2 - 1	Conv., VA & FHA	136	Nov. 83	17
27.	Hampton Bay Southampton Company	4	98,500 112,500	1086 1551	90.70 72.53	2 - 2 3 - 2½	Conv.	100	Nov. 84	23
28.	Bridgeview Heights Woodhill Development Company	4	70,000 97,500	643 1064	108.86 91.64	1 - 1 3 - 2	Conv.	214	Sept 83	N/A
TOTALS		24						894		136

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69/34	0/0	0.6 (34 ÷ 56)	—	Garage/1 Space/1	Yes	Yes	Yes	No	Gas/ K.A.	\$130.00 & 85.00/DW-GO-TR (Land factor fee) MD-WD SP	
56/43	38/4	1.1 (47 ÷ 44)	—	Garage/1	Yes	Yes	Yes	No	Elec./ Whirlpool	\$90.00/ TV	DW-GO-MW WL
24/15	0/0	0.3 (15 ÷ 48)	46/ Feb. 85	Garage/1 Space/1	Yes	Yes	Yes	Yes	Elec./ Hotpoint	\$75.00 - 100.00/ PL-TN	DW-WB
24/17	0/0	0.3 (17 ÷ 60)	24/ Feb. 85	Carport/1	Yes	Yes	No	Yes	Elec./ G.E.	\$100.00/ RB-PL-TN	DW
4/0	43/23	2.9 (23 ÷ 8)	—	Garage/2	Yes	Yes	Yes	Opt.	Elec./ Whirlpool	\$88.00/ WA	DW-GO
N/A	N/A	N/A	—	Garage/1	Yes	Yes	Yes	No	Elec./ Fridgidaire	\$46.00 - 70.00	DW-GO-MD WD-RF
177/109	81/27	0.6 (136 ÷ 216)									

RESIDENTIAL AMENITIES

AS Alarm System
 BV Built-in Vacuum
 DR Drapes
 DW Dishwasher
 GO Garage Door Opener
 GW Garden Window
 IC Intercom
 MD Mirrored Wardrobe Doors
 MW Microwave
 RF Refrigerator
 SK Skylight
 SR Sprinklers
 SS Security System
 TR Trash Compactor
 WB Wet Bar
 WD Washer-Dryer
 WL Window Levalours

Manufacturers

G & S - Gaffers & Sattler
 J.A. - Jenn-Air
 K.A. - Kitchen Aid
 M.M. - Modern Maid

HOMEOWNERS AMENITIES

BB Basketball Court
 BK Bike Trail
 BQ Barbeque
 CB Cabana
 CC Country Club
 EL Elevator
 EQ Equestrian Trail
 FI Fire Insurance
 GC Golf Course
 GM Gym
 HB Handball Court
 HC Hobby & Craft Rooms
 HK Hiking Trails
 JG Jogging Trail
 PL Pool
 RB Recreation Building
 RC Racquetball Court
 RV Recreation Vehicle Parking
 SC Sport Court
 SG Security Gate
 SN Sauna
 SP Spa
 TL Tot Lot
 TN Tennis
 VB Volleyball Courts

III DEVELOPMENTS FOR FUTURE CONSTRUCTION OR BETWEEN PHASES: Single Family Detached

Map No.	Development & Developer	No. of Plans Offered	Proposed Price Range	Square Feet	Total Units in Devel.	Total Sold To Date	Units in Next Phase	Date of Opening For Sale
29.	No Name Arcadia Development	5	N/A	2159 2939	120	—	—	Late Spring 1985
30.	Waterman Highlands Centex Homes	N/A	N/A	N/A	400	—	—	1985
31.	Ridgeview Hofmann Homes	4	N/A	1100 1200	1200	—	—	1985
32.	Woodstock Homestead Land Development Corporation	3	N/A	1500 1700	42	—	—	April 1985
33.	Dillon Point Estates Kaufman & Broad	9	N/A	1083 2085	513	—	—	Summer 1985

IV DEVELOPMENTS FOR FUTURE CONSTRUCTION OR BETWEEN PHASES: Condominium and Planned Unit Developments

Map No.	Development & Developer	No. of Plans Offered	Proposed Price Range	Square Feet	Total Units in Devel.	Total Sold To Date	Units in Next Phase	Date of Opening For Sale
34.	Costa Vista Diablo Lakes Development Company	3	N/A	1240 1449	65 (P.U.D.'s)	10	31	1985
35.	Costa De Oro Lee Hancock Construction, Inc.	2 & 3	N/A	900 1250	104 (Condos) (32 - Phase I) (72 - Phase II)	—	—	1985
36.	Fairmont Valley Crest Homes	4	N/A	960 1180	140 (Condos)	—	—	1985

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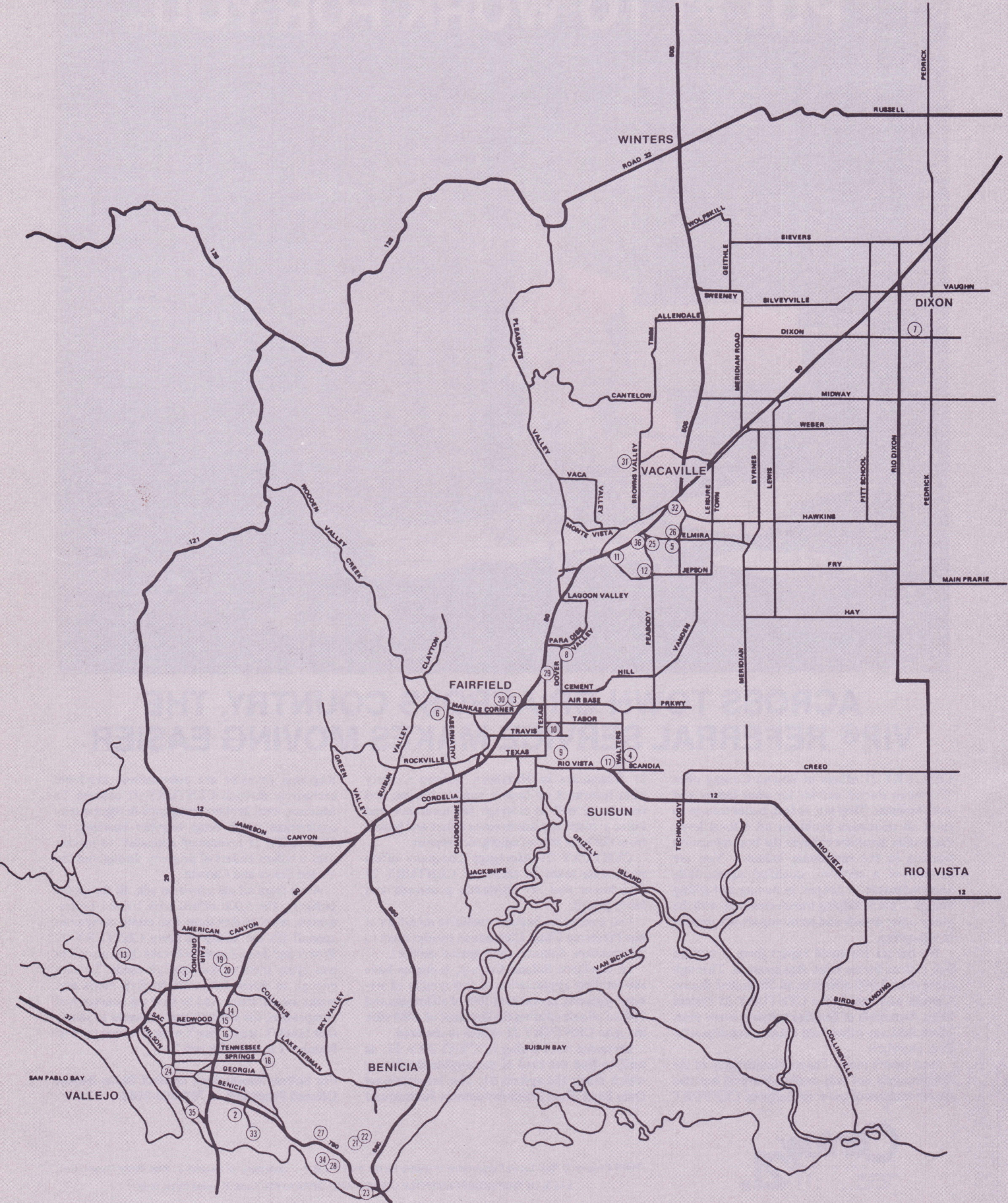
Regional Investor are publications available exclusively through CENTURY 21 brokers. In addition, local brokers participate in regular teleconferences which bring together hundreds of CENTURY 21 investment specialists to market over a billion dollars of property throughout the United States and Canada.

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For further information, contact Steve Bailey, Council President, at 707-422-2866.



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FIRST AMERICAN TITLE GUARANTY COMPANY

MAP LEGEND

SINGLE FAMILY DETACHED

1. Emerald Hills - Vallejo
Serpentine & Basalt
2. Harbor View - Vallejo
Glen Cove & Robles
3. Parkway Highlands - Fairfield
Waterman Blvd. & Barbour Drive
4. Montebello Vista - Suisun
Montebello
5. Oak View - Vacaville
Nut Tree & Elmira Roads
6. Woodcreek Estates VIII - Fairfield
Oliver Road & Astoria Drive
7. Creekside - Dixon
North 5th Street
8. Dover Park - Fairfield
Cement Hill Road & Dover
9. Dover Terrace South XI C - Suisun
Highway 4 & Snow
10. Sunset Oak - Fairfield
Travis Blvd. & Sunset Avenue
11. Gramercy Park - Vacaville
Kingman Drive & Davis
12. The Sycamores - Vacaville
Alamo Road
13. Sandpiper Point I-IV - Vallejo
Highway 29 and Highway 37
14. Hunter Estates - Vallejo
Redwood Parkway & Don Caster
15. Hunter Ranch - Vallejo
Redwood Parkway & Admiral Callahan
16. Hunter Ranch Villas - Vallejo
Stage Line Drive
17. Quail Glen - Suisun
Scandia & Highway 12
18. Heather Ridge - Vallejo
Columbus Parkway
19. The Colony - Vallejo
Fairgrounds Drive
20. Park Ridge - Vallejo
Borges & Kenyon Way
21. Southampton
I-780
22. The Village-A Solar Community
I-780

CONDO - P.U.D.

23. Benicia Marina - Benicia
D Street & East 2nd Street
24. Mariner's Landing - Vallejo
Mare Island Way & Main Street
25. Shasta Park - Vacaville
Shasta Drive & Berryessa Avenue
26. Peach Tree Condominiums - Vacaville
Arcadia Drive
27. Hampton Bay - Benicia
Devonshire Road & Hastings
28. Bridgeview Heights - Benicia
I-680 & Shirley Drive

FUTURE - SINGLE FAMILY DETACHED

29. No Name - Fairfield
Dover Avenue
30. Waterman Highlands - Fairfield
Waterman Blvd.
31. Ridgeview - Vacaville
Vaca Valley Parkway
32. Woodstock - Vacaville
Nut Tree Road
33. Dillon Point Estates - Vallejo
Deming Street

FUTURE - CONDO-P.U.D.

34. Costa Vista - Benicia
Lindo Avenue
35. Costa De Oro - Vallejo
Sandy Beach & Seaport Drive
36. Fairmont - Vacaville
Marshall & Peabody



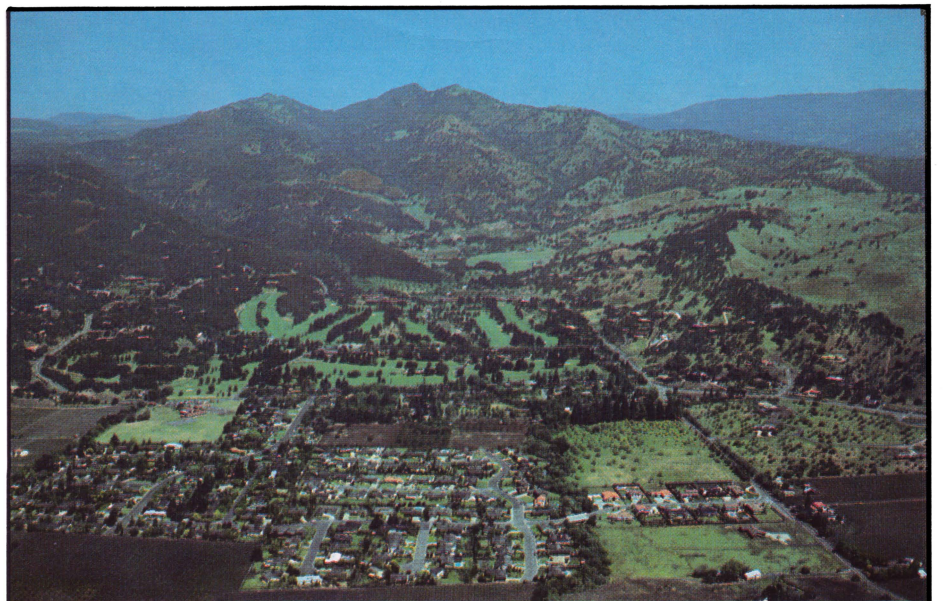
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Attracting Industry—SEDCORP Purpose to Sell Solano County

SEDCORP is a public and private effort, and President Al McCord's job is to market the county to industries worldwide.

In its short life, the development agency has come up with some unusual and innovative market efforts.

For example, McCord and Gwendolyn Warren, Director of the Private Industry Council which provides job training programs for the unemployed, have pooled resources.

Using \$68,000 in federal grants, PIC will train workers to meet the needs of businesses or industries moving to Solano County. The plan gives McCord a trained workforce to include in his sales pitch. And PIC gets jobs.

While the partners' unprecedented scenario is still in the planning stages, McCord said his goal is to do the necessary job training "in-plant."

McCord has consistently touted team effort as a necessary approach toward drawing new businesses to Solano County.

To be successful in the economic development game, county and city officials must work together, he has said.

"No longer can we rely on attracting new industry and businesses from the states to the east of us. Those people are now sharpening their spears to take and bring our companies to them."

With the assistance of local government politicians, SEDCORP must work to sell Solano County's some 2,000 acres of developed industrial park land already existing in the county and its seven cities.

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Commercial Sales

PURPOSE:

The purpose of this survey is to present the current and planned activity of major industrial-business parks in Solano County. It is designed to help First American's customers in planning their acquisition, building, selling, leasing and lending programs. Field work for the survey was conducted during September 1984.

PROJECTS INCLUDED:

The samples used for this study represent major new or active phases of established parks of five or more acres that are being developed by a single company. These projects may be entire parks or may be sub-parks within a larger development.

As many recently developed parks have evolved into industrial/business/office complexes, we have included several parks with high ratios of office space to manufacturing areas. However, we have attempted to exclude office-only projects.

COMMENTS:

Some highlights and observations of data collected from the 49 industrial-business projects in the survey are as follows:

1. ACREAGE totaled 5,945 acres with 27% or 1,584 acres currently developed.
2. BUILDING square footage reported as planned for development totaled 12,894,960 square feet.
3. AVAILABLE BUILDING SPACE either currently vacant or under construction, but not yet firmly committed, totaled 1,074,000 square feet.
4. LEASE RATES — Some developers preferred not to quote firm prices, because of the variation of office space to manufacturing space and differences in tenant improvement allowances. Nevertheless, rates were relatively consistent throughout the county with the ranges as follows:

Warehouse and low office to manufacturing ratios	.17 - .35¢ gross per square foot
Warehouse and low office to manufacturing ratios	.25 - .32¢ NNN per square foot
High office to manufacturing ratios	.60 - .85¢ gross per square foot

NOTE: The gross leases included pass-through provisions for taxes, insurance and utilities in most cases.

5. PURCHASE RATES:

- a. Land - 28 projects reported land for sale with prices ranging from \$1.00 to \$8.00 per square foot. Generally, the lower was for undeveloped land and the higher figure was for ready to build lots. One large tract of land (900 acres) was offered at \$6,534 per acre (15 cents per square foot).
- b. Buildings - 5 parks offered buildings for sale. Prices ranged from \$18.00 to \$42.00 per square foot.
6. RAIL - 29 parks offered Southern Pacific, one had Union Pacific, and one offered *A.T. & Santa Fe either in the park or nearby.

NOTES:

1. Lease rates - Rates were reported either as gross or NNN per square foot per month. Gross leases normally included an expense pass-through provision.
2. Purchase rates - Rates for **land** varied from unimproved to finished lots. (In some parks land was available, but the developer preferred not to quote a firm price). Rates for **buildings** included landscaping and an office to manufacturing ratio in the 10% plus range.
3. "N/Q" indicates that the product was available but not quoted or was negotiable. "N/A" means that the product was not available in the park.

*A.T. & Santa Fe are one railroad: Atchison, Topeka & Santa Fe.

COMPETITIVE SUMMARY: Major Industrial - Business Parks

Map No.	Industrial - Business Park- Property Address	Developer/Owner Address	For Further Information:	Year Park Started	Total Acreage/ Developed	Total Sq. Ft. Planned/ Vacant Now	Units or Buildings Available/ Sq. Ft. Avail. Min. to Max.
BENICIA							
1.	Bayshore Business Park Bayshore Road Benicia	Plaza Pacific Equities P.O. Box 389 Oakland, CA 94604	Larry Hazard Fuller Commercial Brokerage 1801 Oakland Blvd., Suite 220 Walnut Creek, CA 94596 (415) 937-0100	1982	21/10	N/Q/ 0	0
2.	Bay Vista Business Park Park & Bayshore Benicia	The Rahives Organization 10 Beta Court San Ramon, CA 94583	Larry Hazard Fuller Commercial Brokerage 1801 Oakland Blvd., Suite 220 Walnut Creek, CA 94596 (415) 937-0100	1981	12/6	100,000/ 40,500	6/ 24,800- 40,500
3.	Benicia Industrial Complex I Stone Road & Iowa Road Benicia	Lincoln Property Company 101 Lincoln Centre Drive Foster City, CA 94404	Wayne Biancalana Lincoln Property Company (415) 571-2200	—	N/Q	120,000/ N/Q	N/Q
4.	Benicia Industrial Complex II Stone Road & Iowa Benicia	Lincoln Property Company 101 Lincoln Centre Drive Foster City, CA 94404	Wayne Biancalana Lincoln Property Company (415) 571-2200	1978	N/Q	120,060/ N/Q	N/Q
5.	Benicia Industrial Complex III East Channel Road Benicia	Lincoln Property Company 101 Lincoln Centre Drive Foster City, CA 94404	Wayne Biancalana Lincoln Property Company (415) 571-2200	1978	N/Q	156,800/ N/Q	N/Q
6.	Benicia Industrial Park Stone Road & Industrial Way Benicia	Bedford Properties, Inc. 3470 Mt. Diablo Blvd., Suite 200 Lafayette, CA 94549	Roy Pike Bedford Properties (415) 283-8262	1977	150/100	2,500,000/ 141,100	4/ 6,400- 80,000
7.	Benicia Industrial Park Stone & Getty Court Benicia	Bedford Properties, Inc. (Original Developer)	Larry Hazard Fuller Commercial Brokerage 1801 Oakland Blvd., Suite 220 Walnut Creek, CA 94596 (415) 937-0100	—	12/12	100,000/ 0	-0-
8.	Benicia Industrial Park Park Road Benicia	—	Ted Anspacher Rubloff, Inc. One Maritime Plaza, Suite 1025 San Francisco, CA 94111 (415) 788-3660	—	12/0	N/Q/ 0	-0-
9.	Benicia Industrial Park N.E. Quadrant of Lake Herman Interchange & I-680 Benicia	William A. Saks & Company P.O. Box 630 Benicia, CA 94510	William A. Saks (707) 746-0300	—	37.2/0	N/Q/ 0	-0-
10.	Benicia Industrial Park S.E. Quadrant of Lake Herman Interchange & I-680 Benicia	William A. Saks & Company P.O. Box 630 Benicia, CA 94510	William A. Saks (707) 746-0300	—	8.5/8.5	N/Q/ 0	-0-
11.	Benicia Investment E. 2nd Avenue & Industrial Way Benicia	Vintage Development 1600 So. Main Street, Suite 230 Walnut Creek, CA 94596	Tom Murphy Vintage Development (415) 943-1050	1970	5/2.5	75,000/ 20,000	2/ 1,200- 20,000
12.	Benicia Properties Industrial Way Benicia	Vintage Development 1600 So. Main Street, Suite 230 Walnut Creek, CA 94596	Tom Murphy Vintage Development (415) 943-1050	1970	5.8/3.2	70,000/ 8,400	2/ 1,000- 8,400
13.	Channel Road Park Channel Road Benicia	CR Partners P.O. Box 545 Benicia	Larry Hazard Fuller Commercial Brokerage 1801 Oakland Blvd., Suite 220 Walnut Creek, CA 94596 (415) 937-0100	1983	6/0	N/Q	-0-
14.	Citation Benicia Park Road Benicia	Citation Builders 2777 Alvarado Street San Leandro, CA 94577	John Salera Cabot, Cabot & Forbes Two Embarcadero Place 2200 Geng Road, Suite 210 Palo Alto, CA 94303 (415) 424-8886	—	13/13	187,000/ 0	-0-

Rail Facilities	Freeway	Lease Rates		Purchase Rates		Permissible Use/Zoning	Type of Building/ Comments
		Multi- Tenant	Single- Tenant	Building	Land		
Southern Pacific	I-680	N/Q	N/Q	N/Q	\$2.75	M-G & General Manufacturing	Land sales - 5 acres remain - build- to-suit opportunities.
Southern Pacific	I-680/ Adjacent	.34 (Gross)	.24 (Gross)	N/A	N/A	M-G & General Manufacturing	Light industrial buildings - meets title 24 requirements.
None	I-680, I-780 & I-80	.28 - .32 (Gross)	.28 - .32 (Gross)	N/A	N/A	Light Industrial	
Southern Pacific	I-680, I-780 & I-80	.28 - .32 (Gross)	.28 - .32 (Gross)	N/A	N/A	Light Industrial	Concrete tilt-up - rail served - sprink- lered - improvements to suit - yard space available - 24 feet clearance height.
Southern Pacific	I-680, I-780 & I-80	.28 - .32 (Gross)	.28 - .32 (Gross)	N/A	N/A	Light Industrial	
Southern Pacific	I-680, I-780 & I-80	.25 - .30 (Gross)	.19 - .22 (Gross)	N/A	2.75 - 3.25	Industrial, Office & Light Manufacturing	Concrete tilt-up - 16-24 feet clearance height - rail served - dock high ground loading.
Southern Pacific	I-680, I-780 & I-80	N/Q	.27 - .35 (Gross)	N/A	N/A	Industrial, Office & Light Manufacturing	Three buildings approximately 100,000 sq. ft. will be available January 1985 - concrete tilt-up - improvements to suit.
None	I-680	N/A	N/A	N/A	2.50	Industrial	Entire parcel for sale.
None	I-680	N/A	N/A	N/A	1.75	General Commercial & Limited Manufacturing	Entire parcel for sale \$2,850,000 - utilities to property line - high freeway visibility - suitable for office/manu- facturing/distribution headquarters.
None	I-680	N/A	N/A	N/A	2.60	Throughfare Commercial	\$965,000 for entire parcel - utilities to property line & rough graded.
Southern Pacific/ 100 Yards	I-680/ ¼ Mile	.34 (Gross)	.34 (Gross)	42.00	3.50	General Industrial	Concrete block - sprinklered - 1 to 3.5 acres available - call owner direct - build-to-suit.
Southern Pacific/ 100 Yards	I-680/ 200 Yards	.35 (Gross)	.35 (Gross)	38.00	3.25	Industrial	Wood frame - sprinklered buildings - 100% financing available - ½ acre to 3.5 acres for sale - build-to-suit.
Southern Pacific	I-680	N/Q	N/Q	N/Q	3.00	General Manufacturing	1.5 - 6 acre parcels for sale - build-to- suit - building sales.
Southern Pacific	I-680/ ½ Mile	N/A	N/A	N/A	2.60	Industrial	10.5 acres remain to be sold.

COMPETITIVE SUMMARY: Major Industrial Parks - Business Parks (continued)

Map No.	Industrial - Business Park- Property Address	Developer/Owner Address	For Further Information:	Year Park Started	Total Acreage/ Developed	Total Sq. Ft. Planned/ Vacant Now	Units or Buildings Available/ Sq. Ft. Avail. Min. to Max.
BENICIA (continued)							
15.	Fleetside Industrial Park I-680 & Lake Herman Road Benicia	Lincoln Property Company 101 Lincoln Centre Drive Foster City, CA 94404	Wayne Biancalana Lincoln Property Company (415) 571-2200 Clare Ficklin Belda-Ficklin Group 2220 Boynton, Suite A Fairfield, CA 94533 (707) 422-6550 Tom Evatt Western Properties Brokerage 3393 Arden Road Hayward, CA 94545 (415) 887-1210	1984	78/0	750,000+/ 0	-0-
16.	1000 Hill Road 1000 Hill Road Benicia	Bedford Properties (Original Developer)	Bob Hays/Tim Holiday Grubb & Ellis 1990 N. California Blvd. Walnut Creek, CA 94596 (415) 932-6760	—	2.75/2.75	123,000/ 40,000	1/ 40,000
17.	1000 Hill Road Hill Road & Indiana Benicia	Bedford Properties (Original Developer)	Larry Hazard Fuller Commercial Brokerage 1801 Oakland Blvd., Suite 220 Walnut Creek, CA 94596 (415) 937-0100	—	N/Q	N/Q/ 120,000	1/ 40,000- 120,000
18.	Stone Road Stone Road Benicia	Wentz & Clough 1290 Walden Road Walnut Creek, CA 94596	Bob Hays Grubb & Ellis 1990 N. California Blvd. Walnut Creek, CA 94596 (415) 932-6760	—	1.7/1.7	N/Q/ 0	-0-
19.	3948 Teal Court 3948 Teal Court Benicia	Donald & Victor Parachini 333 Market Street San Francisco, CA 94105	Bob Hays Grubb & Ellis 1990 N. California Blvd. Walnut Creek, CA 94596 (415) 937-0100	—	N/Q	30,000/ 30,000	1/ 30,000
DIXON							
20.	Dixon Industrial Park Industrial Way Dixon	City of Dixon 600 East A Street Dixon, CA 95620	David L. Harris City Manager (916) 678-2326	1977	40/28	N/Q/ 0	-0-
21.	I-80 Industrial Park Sparling & Tremont Road Dixon	Tech Enterprises 923 Teal Drive Benicia, CA 94510	Jim Farha Bishop Hawk 419 Mason Street, Suite 208 Vacaville, CA 95688 (707) 447-0100	1984	20/0	N/Q/ 0	-0-
FAIRFIELD							
22.	Bay West Business Park Chadbourne Road & Beck Ave. Fairfield	Bay West Development Corp. 807 Montgomery Street San Francisco, CA 94133	Jim Farha Bishop Hawk 419 Mason Street, Suite 208 Vacaville, CA 95688 (707) 447-0100	1983	28/0	N/Q/ 0	-0-
23.	Busch Corporate Center Abernathy Road & I-80 Fairfield	Busch Properties, Inc. One Busch Place St. Louis, MO 63118	John Martz Busch Properties (314) 577-2011	1980	250/110	N/Q	N/Q
24.	Cordelia Business Park I-80 & I-680 Fairfield	Multi-Ownership	Jim Belda Belda-Ficklin Group 2220 Boynton Street Fairfield, CA 94533 (707) 422-6550	1975	25/5	N/Q/ 0	-0-
25.	Cordelia Commerce Park Pittman Road, I-80 & Old Cordelia Fairfield	Cordelia Commerce Park Company P.O. Box 5469 Walnut Creek, CA 94596	Gordon Fisk Mother Lode Management Co. P.O. Box 5469 Walnut Creek, CA 94596 (415) 935-5582	1970	200/100	N/Q/ 17,100	2/ 1,600- 8,000

Rail Facilities	Freeway	Lease Rates		Purchase Rates		Permissible Use/Zoning	Type of Building/ Comments
		Multi- Tenant	Single- Tenant	Building	Land		
Southern Pacific	I-680	N/Q	N/Q	N/A	\$2.75 - \$3.00	Industrial & Office	Very competitive industrial land prices for Benicia.
Southern Pacific	I-680	22.5 (Gross)	N/A	N/A	N/A	Industrial	Concrete block-suited for large warehouse/distribution user - rail served - dock high - within the Benicia Industrial Park.
Southern Pacific	I-680	.17 - .21 (Gross)	N/A	N/A	N/A	Industrial	
None	I-680	N/A	N/A	N/A	3.00	General Industrial	1.7 acres for sale for \$225,000. - within the Benicia Industrial Park.
None	I-680 & I-780	N/Q	.22 (Net)	N/A	N/A	General Industrial	Dock high - heavy power - 11,000 sq. ft. office area - within the Benicia Industrial Park.
Southern Pacific	I-80/ 1 Mile	N/Q	N/Q	N/A	55,000 - 60,000 (Per Acre)	M-H & Heavy Industrial	All lots are fully improved - approximately 4 acre parcels.
None	I-80/ Fronts	N/Q	N/Q	N/Q	40,000 - 50,000 (Per Acre)	M-G	Land for sale or build-to-suit - 4 parcels - 5 acres each.
Southern Pacific	I-80 & H-12	N/Q	N/Q	N/Q	1.50+ Assesments	R & D, Office, Light Manu- facturing & Distribution	Land sales - lease - lease option - build-to-suit on turn key basis.
Southern Pacific	I-80/ Frontage	N/Q	N/Q	N/Q	N/Q	P.U.D.	Build-to-suit.
Southern Pacific	I-80 & I-680	N/A	N/A	N/A	3.50	Light Industrial & Commercial	Parcels are 1-3 acres.
Southern Pacific	I-80 & I-680	.33 (Gross)	.33 (Gross)	N/Q	2.00 - 8.00	Manufacturing & Commercial	An additional 6,500 sq. ft. will be available 1st quarter of 1985.

COMPETITIVE SUMMARY: Major Industrial Parks - Business Parks (continued)

Map No.	Industrial - Business Park- Property Address	Developer/Owner Address	For Further Information:	Year Park Started	Total Acreage/ Developed	Total Sq. Ft. Planned/ Vacant Now	Units or Buildings Available/ Sq. Ft. Avail. Min. to Max.
FAIRFIELD (continued)							
26.	Fairfield-Cordelia Industrial Center Edison Court & Fulton Drive Fairfield	Hon Development Company c/o Pacific West Properties 9852 Business Park Drive Sacramento, CA 95827	Bill Bassett Belda-Ficklin Group 2220 Boynton Street Fairfield, CA 94533 (707) 422-6550	1980	7/7	128,000/ 46,000	1½/ 6,000- 46,000
27.	Fairfield-Cordelia Industrial Park Lopes Road & Fulton Drive Fairfield	Multi-Ownership	Jim Belda/Clare Ficklin/ Bill Bassett Belda-Ficklin Group 2220 Boynton Street Fairfield, CA 94533 (707) 422-6550	1979	110/35	N/Q/ 123,000	3/ 3,000- 28,800
28.	Horizon Industrial Park Western Street & Horizon Drive Fairfield	Multi-Ownership	Jim Belda-Clare Ficklin Belda-Ficklin Group 2220 Boynton Street Fairfield, CA 94533 (707) 422-6550	1982	20/20	N/Q/ 0	-0-
29.	Kaiser Fairfield Business Park Suisun Valley Road & I-80 Fairfield	Kaiser Development Company 300 Lakeside Drive Oakland, CA 94643	Kristen Hensman Kaiser Development (415) 271-5657	1985	150/0	N/Q/ 0	-0-
30.	Nove Industrial Park Air Base Parkway, Dobe & Peabody Road Fairfield	Nove Investments 205 41st Street Richmond, CA 94805	Jim Belda-Clare Ficklin Belda-Ficklin Group 2220 Boynton Street Fairfield, CA 94533 (707) 422-6550	1983	19/19	N/Q/ 0	-0-
31.	Solano Business Park Highway 12 & Beck Avenue Fairfield	Grosvenor International 44 Montgomery Street, Suite 4284 San Francisco, CA 94104	William Carling McMasters & Westland P.O. Box 8060 Walnut Creek, CA 94596 (415) 930-0930 John Brady/Dave Cooper Cooper Brady, San Jose (408) 554-8855 Phil Arnautou Norris, Beggs & Simpson San Francisco, CA (415) 362-5660	1982	250/250	380,000/ 117,000	N/Q/ 3,000- 80,000
32.	Southern Pacific Industrial Area Air Base Parkway & Peabody Fairfield	Southern Pacific Industrial Development Company Pacific Gateway Building 201 Mission Street, 30th Floor San Francisco, CA 94105	Peter Gessert/B.F. Presnell Southern Pacific Industrial (415) 974-4653	1973	260/157	N/Q	N/Q
33.	Strassberger Industrial Park Strassberger Drive & Portland Fairfield	Paul J. Strassberger 2145 Webster Avenue Palo Alto, CA 94301	Paul Strassberger (408) 736-7262 (415) 321-5940 (707) 425-1001	1978	53/38	120,000/ 0	-0-
34.	Travis Industrial Park Walters Road & Air Base Parkway Fairfield	Hofmann Company P.O. Box 907 Concord, CA 94522	John Carbone Hofmann Company (415) 682-4830	1974	16/16	275,000/ 20,000	3/ 1,872- 13,140
35.	Western Industrial Park Air Base Parkway & Clay Fairfield	Max Rossi 879 Bransford Court Fairfield, CA 94533	Art Engell Salsman-Engell Blue Ribbon Properties P.O. Box GG 900 N. Texas Street Fairfield, CA 94533-0656 (707) 425-6718	1969	40/13	95,000/ 9,000	3/ 1,875- 9,000
RIO VISTA							
36.	Rio Vista Industrial Park Airport Road Rio Vista	Bill Charlesworth, et al 113 Main Street P.O. Box 845 Rio Vista, CA 94571	William M. Schauer William M. Schauer & Sons, Inc. P.O. Box 333 Walnut Grove, CA 35990 (916) 776-1722	1982	25/2	N/Q/ 5,000	1/ 2,000- 5,000
SOLANO COUNTY							
37.	Lambie Industrial Park Lambie Road & Highway 12 Solano County	Richard M. Emigh	Roger W. Souza AFLM-Realtor 4475 Green Valley Road Suisun, CA 94585 (707) 864-1274	1975	900+/0	N/Q	N/Q

Rail Facilities	Freeway	Lease Rates		Purchase Rates		Permissible Use/Zoning	Type of Building/Comments
		Multi-Tenant	Single-Tenant	Building	Land		
Southern Pacific	I-80 & I-680	\$.36	\$.26	\$35.00	N/A	Light Industrial & Office	Concrete tilt-up - ceiling clearance 16-24 feet.
Southern Pacific	I-80 & I-680	.36	.26	38.00	2.25 - 2.50	Light Industrial & Office	Fully improved.
None	I-80/ 1½ Miles	N/A	N/A	N/A	1.60	Industrial, Office & Commercial	Parcel sizes: 1-3 acres - land sales only - improved - most competitively priced industrial land in Fairfield.
None	I-80	N/Q	N/Q	N/Q	N/Q	Industrial/Commercial, Office & Warehouse	2,000 sq. ft. frontage on I-80 will be available 3rd quarter of 1985 - lots for sale or build-to-suit - next to Solano Community College.
None	I-80/ 2½ Miles	N/A	N/A	N/A	2.00	Industrial & Office	Owners will be building spec. space for lease and build-to-suit - nearest available site to new \$250 million Travis A.F.B. hospital, construction starting August 1984.
Southern Pacific	I-80¼ Mile, H-12/Adjacent & I-680/4 Miles	.42 - .60	.26 - .55	N/Q	1.70 - 2.75	R&D, Office & Warehouse/Distribution	Build-to-suit - for lease or sale - Phase 1: 50,000 sq. ft. service center - new 220,000 sq. ft. distribution complex under construction.
Southern Pacific	I-80/ 3 Miles	N/Q	N/Q	N/Q	1.75 - 1.90	General Manufacturing	157 acres developed - additional 300 undeveloped acres adjoining available.
None	I-80 & H-5	N/Q	N/Q	N/A	200,000 (Per Acre)	ML & Limited Industrial	Will build-to-suit.
None	I-80/ 3½ Miles	.28	N/Q	N/Q	N/Q	Light Manufacturing	Concrete tilt-up - warehouse/office.
None	I-80/ 1½ Miles & H-12/2 Miles	.35+ (Shell) .60 (Finish)	N/Q	N/Q	N/Q	Light Industry & Commercial Service	Concrete tilt-up - store fronts available.
None	H-12/ 1 Mile	.25 - .32 (NNN)	.25 - .32 (NNN)	N/A	N/A	C-3	Build-to-suit or land lease - steel buildings or tilt-up for quoted prices.
Southern Pacific & Union Pacific/ On Property	H-12 & H-113/ 1½ Miles	N/A	N/A	N/A	6,534 (Per Acre)	M-G - General Manufacturing	All utilities on property except sewers - spur track - fire hydrants - designed for special purpose - dynamite manufacturing plant - gas on site - seller is willing to consider change in usage to lumber yards - pipe companies - paint manufacturers - chemical.

COMPETITIVE SUMMARY: Major Industrial Parks - Business Parks (continued)

Map No.	Industrial - Business Park- Property Address	Developer/Owner Address	For Further Information:	Year Park Started	Total Acreage/ Developed	Total Sq. Ft. Planned/ Vacant Now	Units or Buildings Available/ Sq. Ft. Avail. Min. to Max.
SUISUN							
38.	Suisun Commercial Center Rio Vista Road & Highway 12 Suisun	Hofmann Company P.O. Box 907 Concord, CA 94520	Jim Farha Bishop Hawk 419 Mason Street, Suite 208 Vacaville, CA 95688 (707) 447-0100	1984	64/0	N/Q	N/Q
VACAVILLE							
39.	Kirkpartick Industrial Park I-505 & Vaca Valley Parkway Vacaville	Gerald Kirkpatrick 301 Alamo Drive Vacaville, CA 95688	Gerald Kirkpatrick (707) 448-6271	1979	200/70	N/Q	N/Q
40.	Monte Vista Business Center E. Monte Vista Avenue & I-505 Vacaville	Monte Vista Business Center, Ltd. 831 Alamo Drive, Suite 5-A Vacaville, CA 95688	Stephen J. Power MacFarlane Group, Inc. 831 Alamo Drive, Suite 5-A Vacaville, CA 95688 (707) 448-3822	—	48/0	N/Q/ 0	-0-
41.	Nut Tree Business Park I-80 & Nut Tree Road Vacaville	Masson Land Company Nut Tree, CA 95696	Robert H. Power Mason Land Company (707) 448-9676	1980	190/0	N/Q/ 0	-0-
42.	Power Industrial Park I-505 & Vaca Valley Parkway Vacaville	The Nut Tree Nut Tree, CA 95696	Robert H. Power The Nut Tree (707) 448-9676	1980	100/0	N/Q	N/Q
43.	Southern Pacific Vacaville Industrial Area Vaca Valley Parkway & I-505 Vacaville	Southern Pacific Industrial Development Company Pacific Gateway Building 201 Mission Street, 30th Floor San Francisco, CA 94105	Peter Gessert/B.F. Presnell Southern Pacific Industrial Development Company (415) 974-4653	1982	349/0	N/Q	N/Q
44.	Vaca Valley Business Park Vaca Valley Parkway & I-505 Vacaville	Chevron Land & Development Company 70 Peabody Road, Suite C Vacaville, CA 95688	Alan Singer/Bob Schwab Chevron Land & Development Co. (707) 446-1374	1982	*1700/145	2,000,000/ N/Q	N/Q
45.	Vaca Valley Industrial Park Vaca Valley Parkway & I-505 Vacaville	Chevron Land & Development Company 70 Peabody Road, Suite C Vacaville, CA 95688	Alan Singer/Bob Schwab Chevron Land & Development Co. (707) 446-1374	1980	*1700/405	5,000,000/ 150,000	5/ 1,000- 150,000
VALLEJO							
46.	Guadalcanal Village Railroad Street & Highway 37 Vallejo	N/A	Alvaro P. da Silva Redevelopment Agency P.O. Box 1432 Vallejo, CA 94590 (707) 553-4208	—	54.9/0	N/Q/ 0	-0-
47.	Northeast Quadrant Columbus Parkway Vallejo	Lundeberg Company	Alvaro P. da Silva Redevelopment Agency P.O. Box 1432 Vallejo, CA 94590 (707) 553-4326	1985	410/0	N/Q/ 0	-0-
48.	North Housing Highway 37 & Railroad Street Vallejo	N/A	Alvaro P. da Silva Redevelopment Agency P.O. Box 1432 Vallejo, CA 94590 (707) 553-4208	—	26.7/0	N/Q	N/Q
49.	South Vallejo Business Park Sonoma Blvd. & Solano Avenue Vallejo	Investment Development Fund 717 College Avenue Santa Rosa, CA 94505	Melvin C. Harrison Cushman & Wakefield 1 Kaiser Plaza, Suite 1501 Oakland, CA 94612 (415) 763-4900	1982	24/4	300,000/ 0	-0-

*Combined Total

Rail Facilities	Freeway	Lease Rates		Purchase Rates		Permissible Use/Zoning	Type of Building/Comments
		Multi-Tenant	Single-Tenant	Building	Land		
None	H-12/Fronts & I-80/3 Miles	N/Q	N/Q	N/Q	\$1.90	Commercial Service	Build-to-suit - for sale or lease or lease option.
Southern Pacific	I-505/¼ Mile & I-80/¾ Mile	N/Q	N/Q	N/Q	1.00 (Includes Assessments)	I-P	Redevelopment project - Vacaville Industrial Development Bonds available for plant construction - approved policy plan - no EIR's or red tape for projects meeting policy plan specifications - land sales only - 3 to 30 acre parcels - full broker protection & cooperation.
None	I-80/Adjacent & I-505/Adjacent	N/Q	N/Q	N/Q	N/Q	I-P	Park has approved policy plan & tentative map frontage road complete Fall 1984 - access to Nut Tree Airport.
None	I-80 & I-505/Adjacent	N/Q	N/Q	N/Q	N/Q	Light Industrial, Commercial & Office	Build-to-suit - across from "Nut Tree" - rural setting around water feature.
Southern Pacific	I-80/½ Mile & I-505	N/Q	N/Q	N/Q	N/Q	Heavy Industry	Build-to-suit.
Southern Pacific	I-80/1 Mile & I-505/Adjacent	N/Q	N/Q	N/Q	2.25	General Industrial	Planned development for 349 acres to be phased over several years.
None	I-80 & I-505	N/Q	N/Q	N/Q	2.00 - 3.00	M-1	Planned for high tech & regional office growth - CC & R's permit 35% building to land.
Southern Pacific	I-80 & I-505	.21 - .23 (NNN)	.21 - .23 (NNN)	N/Q	1.40 - 2.50	M-1	Park has approved policy plan - rail served - I-80 - I-505 availability receptive government environment.
Southern Pacific/3 Miles	H-37/Adjacent, I-80/5 Miles & U.S. 101/10 Miles	N/Q	N/Q	N/Q	N/Q	Industrial & Commercial	Redevelopment project available for proposals.
None	I-80/¼ Mile	N/Q	N/Q	N/Q	N/Q	R&D, Office, Campus Retail, Commercial, Hotel	Office Campus: 61 acres Business Park: 139 acres Retail/Commercial: 71 acres Highway Commercial: 30 acres Hotel: 10 acres
Southern Pacific/3 Miles	H-37/Adjacent, I-80/5 Miles & U.S. 101/10 Miles	N/Q	N/Q	N/Q	N/Q	Industrial & Commercial	Redevelopment project available for proposals.
A.T. & Santa Fe	I-780/¼ Mile & I-80/1 Mile	.35 (Warehouse) .85 (Office)	.35 (Warehouse) .85 (Office)	18.00 - 30.00	N/Q	Light Industrial & Commercial	Build-to-suit - for lease or sale - ½ acre to 22 acre parcels.

The Economy

Government, agriculture, food processing, and transportation form the base of Solano County's economy with the rapid suburbanization in the southwestern section adding a new economic dimension.

The most distinguishing characteristic of Solano County's economy is the large role played by the public sector. This reflects the numerous public entities located in the county, including two major military installations—Mare Island Naval Shipyard and Travis Air Force Base—as well as a state medical facility at Vacaville.

Nearly two of every five jobs in the county are in the public sector—more than double the statewide share. The public sector's contribution to the county's income total is equally impressive, exceeding 28 percent as opposed to 12 percent for the entire state. Civilian employment in the public sector has been stable, between 27,000 and 28,000 in recent years, but the Federal government's decision to build the nation's defenses could lead to some increases in the county's government employment in the years ahead.

Agriculture, which has had a long history in the county, remains an important activity, although its relative standing has diminished as other sectors have taken root and, in many instances, exhibited faster growth. A significant number of people in the county depend—either directly or indirectly on farming for their livelihood.

Food processing is an important manufacturing activity in Solano County, providing about two-fifths of all industrial jobs. Other manufacturing activities of some significance include printing and publishing, fabricated metals, non-electrical machinery, transportation equipment, and lumber and wood products.

Some communities within the county have attempted to diversify and broaden their economies by encouraging and actively soliciting new companies to locate there. Enhancing the county's attractiveness to new business are numerous assets—affordable housing, relatively inexpensive industrial land, a location midway between two major urban markets, an excellent transportation network and a generally favorable attitude toward development.

Manufacturing provides about eight percent of the county's jobs, compared with about one-fifth for the entire state. In recent years, Solano County's manufacturing sector has grown slowly, most likely due to the country's overall adverse economic conditions.

However, local industry revived when the economic environment improved in 1983.

And, it is now apparent that local industry did not suffer as much as other regions during this setback. Manufacturing employment, for instance, remained fairly stable during those years.

Source: Security Pacific Bank/Monthly Summary of Business Conditions, July 1984.

Travis Air Force Base



Mare Island



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Employment

Regional employment in Solano County continues to diversify into manufacturing, services and trade as the government sector reduces its impact on the region. The labor force totals approximately 144,400 people of whom about 15,000 are unemployed. The labor force participation rate standard metropolitan statistical area (SMSA) is 39 percent, somewhat lower than more urban counties.

A low participation rate indicates that reserves of employable persons are awaiting job opportunities. The rate of new job creation is about 2,600 per year since 1975.

The most significant changes since 1975 have occurred in the trade sectors, approximately 7,500 jobs, and in the service sectors, 6,000 jobs. Government employment has remained relatively constant over the period.

Durable goods manufacturing promises to be the emerging sector in the Solano regional economy. This sector increased some 40 percent since 1975 and expectations are that this trend will definitely continue.

Wage Rates

Solano County's labor force can provide skills needed by relocating or expanding business. High quality, cost effective production and wage rates are competitive. Examples of 1983 wages include:

Position	Entry Level	Experienced
Electronics Technician	\$6.00-\$7.00/hr.	\$8.00-\$12.00/hr.
Drafting Occupations	5.00- 6.50/hr.	8.50- 11.50/hr.
Shipping/Receiving Clerk	4.00- 4.75/hr.	4.50- 9.00/hr.
Machinist	5.00- 7.50/hr.	8.00- 13.50/hr.
Electronics Assembler	4.00- 5.00/hr.	4.00- 7.50/hr.
Welder/Fitter	6.00- 8.00/hr.	11.00- 13.00/hr.
Maintenance Electrician	6.00- 8.00/hr.	11.00- 13.75/hr.

Source: SEDCORP

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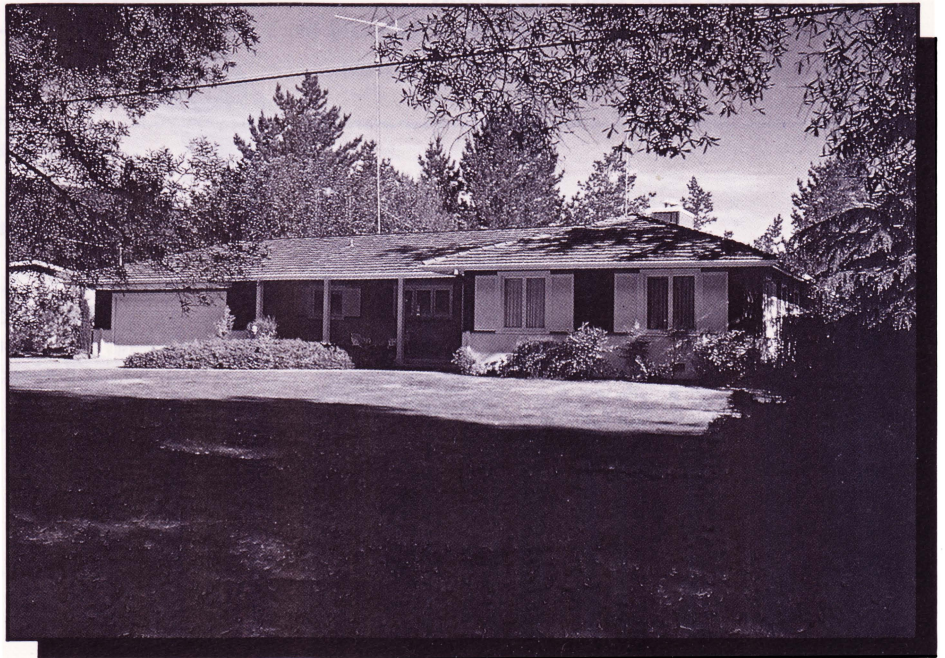
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Average Solano County Household Income

In Northern California, Solano County is ranked seventh for the highest average household income. The median household income for the entire county is estimated to be \$19,264 by the California State Department of Finance. This figure, and the following estimates, are from the 1980 Census:

Community	Median Household Income
Benicia	\$23,297
Dixon	20,170
Fairfield	17,975
Rio Vista	19,631
Suisun City	21,364
Vacaville	20,911
Vallejo	17,632



Family Income — Ethnic Groups SOLANO COUNTY

MEAN FAMILY INCOME	VALLEJO	FAIRFIELD	VACAVILLE
White	22,389	22,699	24,225
Black	17,945	18,151	21,536
Indian	18,800	21,159	19,668
Asian	25,183	22,280	25,072
Spanish	21,291	21,087	20,803
MEDIAN FAMILY INCOME	20,506	20,160	22,930

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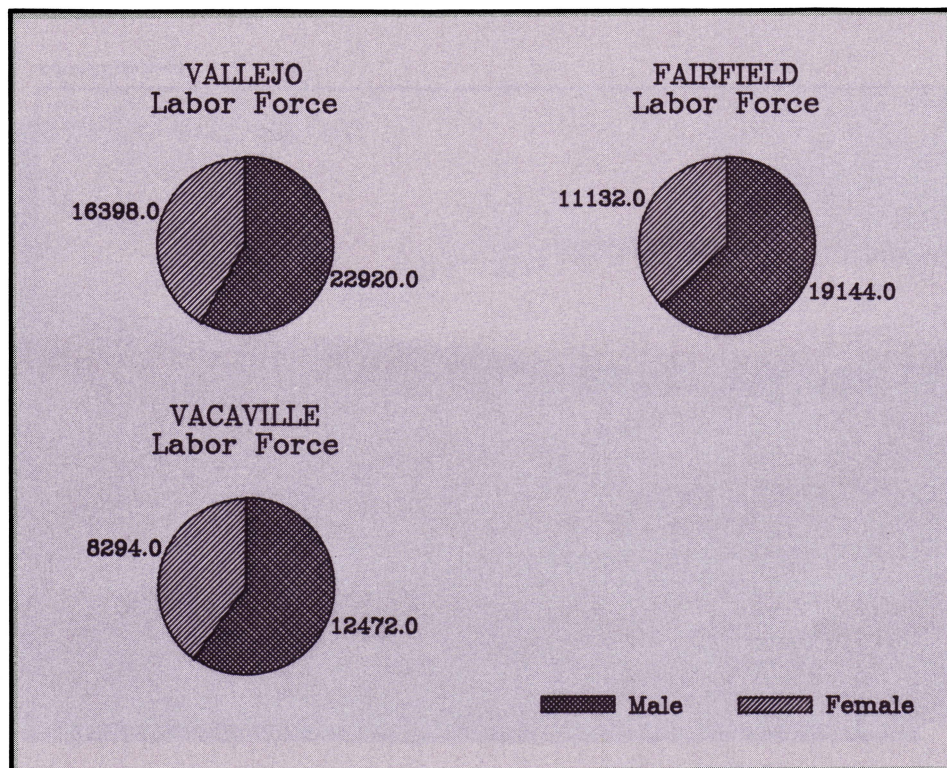
The Solano County Labor Market

Through exceptional training and working opportunities, workers in Solano County have a variety of skills to offer employers.

The Solano County Labor Market Area
(December 1983)

Non-Agricultural	71,500
Agricultural/Services	1,200
Construction	3,300
Manufacturing	5,800
Transportation/Communications/Utilities	3,100
Retail Trade	14,800
Wholesale Trade	1,800
Finance/Real Estate/Insurance	2,600
Services	12,200
Government	27,500
Mining	400
Estimated area population	257,929
Estimated total employment	72,700

Source: State of California Employment Development Department, Vallejo

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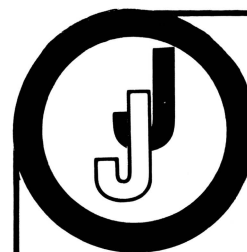
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We Match Problems with Service

3000 ALAMO DR. SUITE 206, VACAVILLE, CA 95688

For details on wage rates, full extent of unionization, fringe benefits and related information for specific industries and job classifications, contact:

State Employment Department
800 Capitol Mall
Sacramento, CA 95814
Or, in Fairfield, call the Employment Development office, (707) 425-6781.



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Vacaville

Employment Training— Private Industry Council Style

Matching job training with the work force needs of employers is the purpose of the Solano County Private Industry Council (SCPIC).

Since 1983, the Private Industry Council has administered job training programs for eligible Solano County residents, providing a trained and job-ready work force for local employers. The Council, made up predominantly of private sector business representatives, is the focal point in the partnership between the business community and local government.

With public funding authorized under federal legislation known as Job Training Partnership Act (JPTA), the Solano County Private Industry Council identifies labor needs of local and future employers and provides job training and skill upgrading for local eligible residents.

Its business members representing a diversity of private sector concerns ranging from three to 500 employers, the Council readily understands the work force needs of the county.

Representatives from a variety of local educational agencies, community based organizations, labor groups and economic development agencies along with the State Employment Development Department and Department of Vocational Rehabilitation, round out the Council.

In partnership with Solano County government, the Council provides job training, work experience opportunities and related services for hundreds of young people and adults each year. By hiring these trained individuals, participating employers are entitled to both cost savings and tax breaks, in addition to gaining skilled and job-ready employees. Training can be tailored to the precise needs of the employer.

In 1984, the Council trained and placed secretaries, word processors, bookkeepers, accountant clerks, cable TV installers, electronic assemblers, computer technicians, machinists, industrial plant maintenance workers and mechanics.

The Solano County Private Industry Council can meet a variety of employers' professional and technical training needs

through its relationship with the Solano Community College.

The relationship extends to include the Fairfield-Suisun Unified School District, the Regional Occupation Program and the Worldwide Educational Services of California, Inc. for classroom training to qualify medical assistants, dental assistants, nurse aides and those in industrial plant maintenance occupations.

Another SCPIC contractor is the Center for Employment Training, operated by the California Human Development Corporation. It provides specialized training targeted to needs of employers in Vacaville and, in particular, labor needs in the industrial park areas.

Through its On-The-Job Training program, the Solano County Private Industry Council reimburses employers who train eligible individuals selected and hired by the employers. More than 50 employers have participated in this program over the past year, hiring qualified individuals and receiving funding to offset training expenses.

Further, the SCPIC provides assistance to eligible individuals who have saleable job

skills but who need assistance finding a job. In 1984, the Council aided more than 150 qualified individuals in employment-seeking efforts.

Working closely with the Solano Economic Development Corporation (SEDCORP), the Solano County Private Industry Council is available to provide employee location assistance and specifically-tailored job training programs for employers relocating to or expanding in Solano.

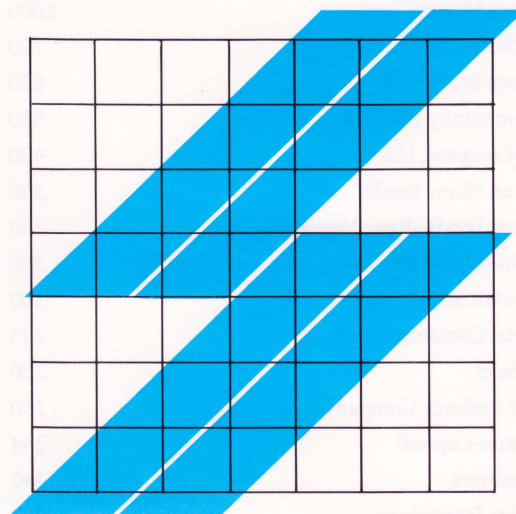
Through its established network of community resources, the Council supplies a wide array of additional employer services. Such services include the identification and coordination of labor market resources, subsidized training, and information on employer tax credits.

Whether coordinating applicant screening and referrals or providing training tailored to the specifications of local employers, the Solano County Private Industry Council stands ready to respond to this county's wide spectrum of needs for a well-trained work force.

Solano College Campus



A Partnership That Makes Sense.



S E D C O R P

And Jobs.

▶ Solano County's **PRIVATE INDUSTRY COUNCIL (SCPIC)** has long been an integral part of industry in Solano – finding people to fit into specific jobs needed by businesses and industry moving to or expanding in our county.

The **SOLANO ECONOMIC DEVELOPMENT CORPORATION (SEDCORP)**, working tightly with cities in the county, is gaining a reputation as sound and as exciting as Solano County is itself.

Our county's growth is unquestionable. Managing our growth responsibly is the approach these two public/private partnership organizations reinforce.

SEDCORP sells Solano and highlights the biggest selling point: our people. It's no secret they're willing, able – ready to be trained and

go to work. That's where **PIC** delivers what **SEDCORP** sells. We all win.

▶ If you're a job seeker or a job creator—you need more information about becoming partners with **PIC**.



Solano County Private Industry Council, Inc.

1125 Missouri Street, Suite 303
Fairfield, California, 94533
Telephone (707) 429-2866

Solano's Largest Employers

Company	Employment	Product/Service	Community
Mare Island Naval Shipyard (civilian only)	13,000	Ship Repair & Construction	Vallejo
Travis AFB (civilian only)	2,207	National Security	Fairfield
Solano Mall	1,500	Retail Shopping Mall	Fairfield
California Medical Facility	2,000	Correctional Institution	Vacaville
Lucky Stores, Inc.	700	Food Product Warehouse	Vacaville
Anheuser-Busch	630	Beer Brewery	Fairfield
Intercommunity Hospital	530	Hospital	Fairfield
Exxon Company, U.S.A.	400	Petroleum Refinery	Benicia
American Home Foods	350	Canned Meat Distributor	Vacaville
American Foods-Basic Vegetable	350	Dehydrated Onion/Garlic	Vacaville
J.C. Penney Company	300	Retail Department Store	Fairfield
Peter Kiewit Sons	300	Construction	Vallejo
Ball Metal Container Group	285	Beverage Container Manufacturing	Fairfield
Kaiser Steel	250	Marine Construction	Vallejo
Sears & Roebuck Company	250	Retail Department Store	Fairfield
Emporium-Capwell	244	Retail Department Store	Fairfield
Ace Hardware	240	Wholesale Hardware Distributor	Benicia
Explosive Technology	240	Explosive Components	Fairfield
Pacific Bell	235	Communications	Fairfield
Mervyn's	225	Retail Department Store	Fairfield
Pacific Bell	225	Communications	Vallejo
Institutional Financing Services (IFS)	200	Fund Raising For Schools	Benicia
General Mills, Inc.	165	Flour Milling	Vallejo
Corflex	160	Safety Equipment Manufacturing	Cordelia
Dixon Canning Corporation	160	Tomato Paste Distributor	Dixon
Owens-Illinois, Inc.	150	Plastic Container Manufacturing	Fairfield
Racal-Vadic	150	Electronic Components	Fairfield
Armour Company	150	Meat Packing	Dixon
Hines Wholesale Nurseries, Inc.	150	Container-Grown Shrubs	Vacaville
SDC Investment, Inc.	145	Meat Packing	Dixon
Monterey Drilling	140	Drilling	Rio Vista
Hunnicut & Camp Drilling	140	Drilling	Rio Vista
K-Mart	135	Retail Department Store	Fairfield
Blackwelder's	130	Farm Machine Manufacturing	Rio Vista
Fairfield Publishing Company	130	Newspaper & Printing	Fairfield
Sheldon Oil Company	125	Petroleum Distribution	Suisun
Interstate Security Service	125	Guard, Patrol Service	Suisun
Mariposa Press	120	Printing	Benicia
J.R. Schneider Company, Inc.	120	Industrial Coolants	Benicia
Crest Mirror & Door Company	110	Mirrors	Vallejo
Westinghouse Electric Company	110	Drafting/Engineering	Vallejo
Golden West Homes, Inc.	100	Mobile Home Assembly	Dixon
Amos & Andrews Construction	100	Air Conditioning/Pipelines	Fairfield
PACORD	100	Navigation Equipment	Vallejo
Times-Herald	100	Newspaper	Vallejo

Vital Statistics About Solano's People

Population Changes Among Solano County Cities

Reviewing the growth of Solano County on an incremental basis shows that Fairfield and Vallejo have experienced the highest number of new residents roughly adding about 2,000 persons per year since 1980. However, these cities have not experienced the largest increments of population growth. Scanning the decade, Vacaville emerges as the city that underwent significant growth in the late seventies, adding approximately 3,000 persons per year to a city that was a little larger than 30,000 people. The new housing developments up and around the hills attest to this expansion. The industrial sites that are planned for the intersection of Highway 80 and Highway 505 will add additional stimulus to Vacaville development.

In the decade of the sixties, it was Fairfield that was adding 3,000 or so new residents per

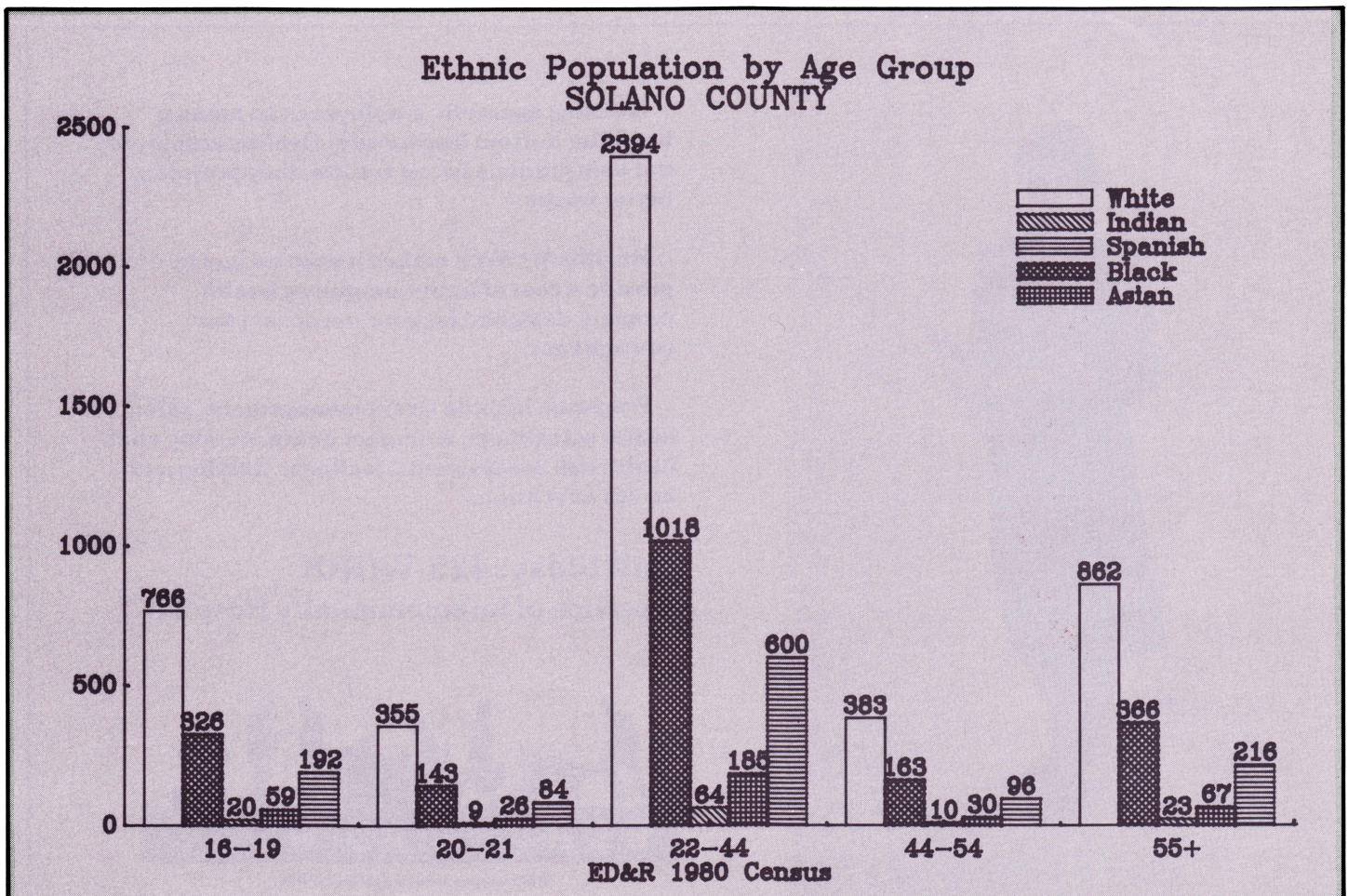
year to its population base as Vallejo and Vacaville added about 1,000 persons per year. The unincorporated area of the county was decreasing in population at the rate of 1,700 per year. The explanation for this is found in the vigorous annexation programs that were undertaken in Fairfield and Vacaville.

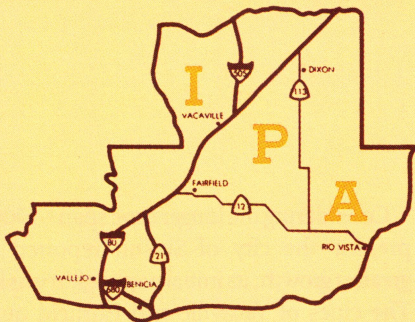
Residential development also occurred in the city of Suisun during the late 1970's, shifting to almost five percent of the county's population into that city. Population increases of 2,000 per year increased the population of the city 440 percent over 1970 population. In terms of percentage changes, the city of Suisun recorded the most significant population change.

The population of Benicia, Dixon and Vacaville doubled in size since 1970, while the population of Fairfield increased 44 percent and the population of Vallejo increased 21 percent.

Considering the longer time span—1960 to present—the city of Suisun reported the greatest growth; its initial population was low. The cities of Vacaville and Fairfield quadrupled in size while the city of Vallejo only increased 40 percent. Some of the growth was through annexation of surrounding areas and the remainder was due to infill of existing urban areas.

Population growth in Solano County will continue at a faster rate than the State of California and the Bay Area. Those factors contributing to the growth of the county are employment opportunities, affordable housing, small town quality of life, access to the markets and suppliers of the Bay Area and a very positive attitude on the part of local decision-makers who seek to encourage the positive aspects of economic growth.





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Population and Housing Estimates for Solano County

Community	City Population	Total Available Housing Units	Percent Vacant	Average Population Per Home
Benicia	19,114	7,261	3.10	2.708
Dixon	9,111	3,050	5.77	3.165
Fairfield	64,423	20,867	1.86	2.965
Rio Vista	3,310	1,408	3.27	2.428
Suisun City	13,512	4,258	3.92	3.303
Vacaville	48,276	16,382	4.05	2.855
Vallejo	87,886	31,942	3.04	2.732
Total Incorporated	245,632	85,168	3.10	2.850
Unincorporated Areas	17,344	6,419	8.68	2.940
Total County	262,976	91,587	3.49	2.856

Source: January 1984, Department of Finance, State of California

Residential Sales Survey

County Home Price Comparison

County	Average Lowest Price	Average Highest Price
Alameda County	\$ 93,500	\$205,900
Contra Costa County	95,200	221,500
Marin County	155,000	422,000
Napa County	76,700	260,000
San Francisco County	192,500	678,000
San Mateo County	165,300	440,900
Santa Clara County	148,928	371,785
Santa Cruz County	101,000	420,000
Solano County	58,250	172,500
Benicia	60,000	210,000
Fairfield/Suisun	54,000	130,000
Vacaville	70,000	150,000
Vallejo	38,000	200,000
Sonoma County	80,600	181,500

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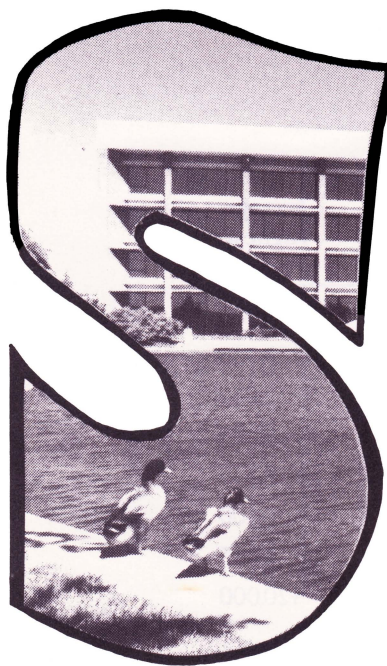
(707) 429-2185

P.O. Box 2067
Fairfield, CA 94533

Average Cost for Apartment Rent

County	Lowest	Highest
Alameda	\$230	\$ 500
Contra Costa	290	760
Marin	370	620
Napa	200	450
San Francisco	450	2,000
San Mateo	360	760
Santa Clara	420	810
Santa Cruz	280	580
Solano	210	350
Sonoma	300	750

(Rental Cost for one or two-bedroom apartment)



model: Sharon



Photography and Graphic Design

SIMEON IV



Graphics

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4205 SUISUN VALLEY Rd., SUISUN City, CA.94585

707-864-0955

Agricultural Activity

Annually, Solano County agriculture is a multi-million dollar business. Crops include a wide variety of fruits and vegetables, field crops, seed crops and nuts. Animal production includes cattle, sheep and poultry.

Field crops regularly have the highest profit margin. With a bearing acreage of 324,594, field crops had a total value of \$78,209,800 in 1983. These crops were up \$2,149,700 from 1982. Growth was credited to an increased nursery stock, sugar beet production and better prices for field corn.

Truck crops (including popular dinner vegetables like asparagus, bell peppers, sweet corn, tomatoes and similar produce) usually take second place in the market. The total value of 1983's crop was \$25,070,700 for a bearing acreage of 15,661. The value was up \$788,700 from 1982 due to increased production of asparagus, herbs and tomatoes.

Animal production places third in the Solano County agricultural market, followed closely by fruit, nut and seed crops.

The gross value for all agricultural products for 1983 was \$136,460,600—down \$1,376,100 from 1982. This reduction in gross value is due, primarily, to the wet spring that caused reduced yields in fruit and nut crops and the Payment-in-Kind Program for field corn and wheat.

Though not hard hit by the current increased urbanization of Solano County, agricultural production has been somewhat affected. A total of 300 acres of land were lost to urbanization in the Vallejo area.

January 1984 Inventory of Livestock and Poultry:

Livestock	Number of Head
Cattle & Calves (total of all cattle)	37,500
Milk Cows (two years and older)	1,600
Hens and Pullets of Laying Age	75,000
Hogs and Pigs	200
Horses and Mules	3,600
Stock Sheép	67,000



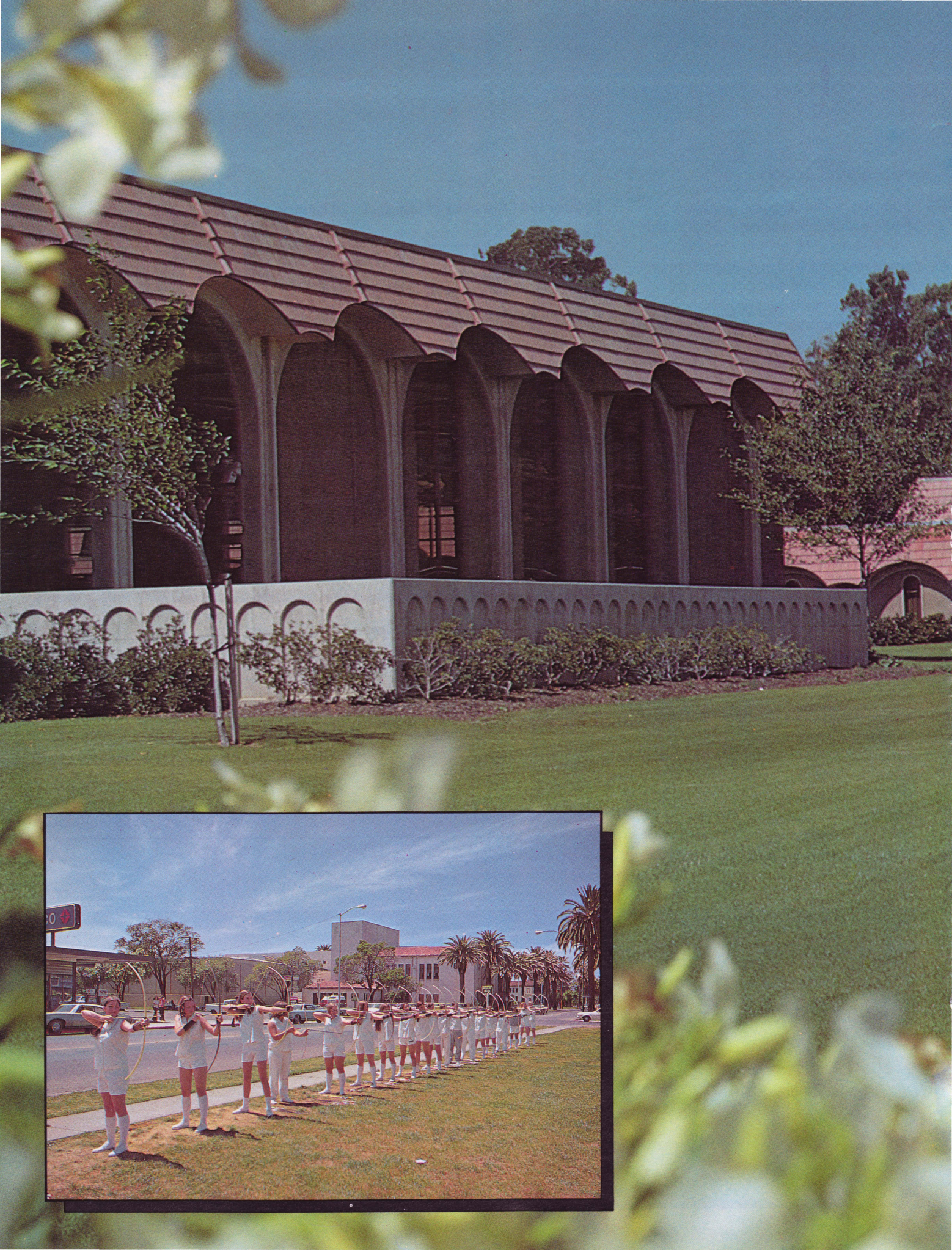
1983 Breakdown of Bearing Acreage and Crop Value by Type:

Crop	Bearing Acreage	Crop Value
Field	154,594	\$ 78,209,800
Fruit & Nut	15,059	11,727,900
Seed	3,985	3,000,000
Truck	15,661	25,070,700
Animal Production	169,000*	18,452,200
	358,299	\$137,460,600

Source: 1983 Agricultural Crop Report for Solano County

* Bearing Acreage in this instance is pasture land.







Solano Spirit

Education

Public schools in the county number 48 elementary, 12 intermediate and 18 secondary/continuing education facilities. About 20 private/parochial schools are available for enrollments from pre-school through high school.

Solano Community College, with an enrollment of over 10,000, offers a variety of certification and associate degrees, including occupational training. The college carries courses that are transferable to major universities.

The California Maritime Academy (500 students), in Vallejo, is a highly specialized, four-year college that prepares men and women for careers in maritime and related industries. The accredited degree program in Marine Engineering Technology and Nautical Industrial Technology combines classroom study ashore with practical hands-on experience aboard the school's 491-foot Training Ship *Golden Bear* during annual ten-week training at sea cruises.

The Solano County Board of Education has instituted a number of educational programs in addition to endorsing established methods of education. These programs have expanded the curriculum offerings, met the unique education needs of the handicapped and their families, created juvenile court schools that offer preventive and treatment programs, and increased the skilled labor force through a variety of classes and apprenticeships. Two programs, Regional Occupational Program and Job Training Partnership Act, have been successful in supplying labor to businesses moving into Solano County.

Further advanced educational needs can be served by several renowned colleges and universities in the Bay Area. Less than an hour's drive are the campuses of University of California at Berkeley, and at Davis, the closest to Solano County residents. U.C. Davis specializes in agriculture and engineering. U.C. Berkeley's emphasis is business administration and law. Both universities are excellent resources and grant degrees in engineering and computer sciences.

Other colleges and universities nearby are California State College in Sonoma, California State Universities in San Francisco,

Hayward and Sacramento. Stanford University in Palo Alto is less than two hours' drive from Solano County.

Enrollment requirements for new students in county public schools are a birth certificate (or other legal proof of child's age), current immunization records, previous school records (if applicable). California state law requires that a child must be four years and nine months in order to be registered in kindergarten.

Occupational and Vocational Training

Solano County offers vocational and occupational training through the Regional Occupational Program (ROP) and Job Training Partnership Act (JTPA). These programs train high school students and resident Solano County adults for a variety of skilled white and blue collar jobs.

In 15 different locations throughout Solano County, ROP classes provide instruction in such courses as word processing, medical laboratory assisting, small engine repair, vocational child care, building and grounds maintenance, drafting, cosmetology, com-

puter operating and programming, dental assisting among others.

ROP courses are free of charge to all Solano County residents. For enrollment requirements and other information contact the Solano County Superintendent's Office.

Job Training Partnership Act (JTPA) is an employment and training program to aid the unemployed in learning new job skills, thereby increasing earning potential, job opportunities and self-sufficiency.

Approximately 75 percent of all successful JTPA trainees obtain jobs not federally subsidized.

The JTPA process begins when a person files for unemployment benefits at the Economic Development Department. Eligible applicants select their courses of interest; the training agency then selects the applicants.

In addition to training, an unemployed person may be eligible to provide a tax break to future employers. Eligible applicants receive a voucher to pass on to the employer when he or she is hired. For further information about the JTPA program, contact either of the EDD offices listed below:

- Fairfield Employment Development Department
3060 Travis Boulevard, Fairfield, 94533
- Vallejo Employment Development Department
1440 Marin Street, Vallejo, 94590

(707) 425-6781

643-1051



Private Education

In addition to the large assortment of public schools, Solano County has many well recommended private and parochial schools. Facilities range from pre-school "academic" child care centers to private institutions of higher education and job training.

There are many Christian schools in the area, ranging from small student enrollments (40 students) to larger institutions with several campuses and large students bodies (800 students).

County School District Offices

Benicia Unified School District
350 East K Street, Benicia, CA 94510
Total enrollment: 3,287 students

(707) 745-1882

Dixon Unified School District
305 North Almond Street, Dixon, CA 95620-2797
Total enrollment: 2,382 students

(916) 678-5508

Fairfield-Suisun Unified School District
1025 Delaware Street, Fairfield, CA 94533
Total enrollment: 13,655 students

(707) 422-3200

Travis Unified School District
DeRonde Drive, Travis AFB 94535
Total enrollment: 2,900 students

(707) 437-4604

Vacaville Unified School District
751 School Street, Vacaville, CA 95688
Total enrollment: 9,082

(707) 446-6880

Vallejo City Unified School District
211 Valle Vista Avenue, Vallejo, CA 94590
Total enrollment: 14,259 students

(707) 644-8921

Note: The enrollment number beneath each District office is accurate as of September 1984.

Special Programs Offered to Educators and Minor Students

Director of Special Education,
655 Washington Street, Fairfield, CA 94533
(707) 429-6326

The Office of the Solano County Superintendent of Schools supervises the special education program, providing additional programs not operated by individual school districts. Special Education Classes are held throughout the school districts, three centers in Fairfield and one in Vacaville.

For further information about education in Solano County, contact the County Superintendent of Schools or the facility that will meet your needs.

James W. Chadbourne, Superintendent
Office of the Solano County
Superintendent of Schools
655 Washington Street
Fairfield, CA 94533
(707) 429-6226

The Special Education Department maintains a 'no waiting list' policy for those special education programs mandated by the State Department of Education. Solano County residents up to age 21 with a known or suspected physical or mental handicap are eligible for the Special Education program.

Support services provided by the County Special Education Program include psychologists, health consultant, vision specialist, remedial physical education, program specialists, and speech and language therapy.

Education

As a parent, you want to provide your children with a good education. But this can present a problem because today it isn't as easy to do as it once was.

For the past 10 years The Christian Academy has been successfully providing the solution to this problem. Today we are the county's largest independent, non-denominational Christian School—and the only one to be fully accredited at the elementary, middle school, and high school level.

- pre-school — high school
- an active, year around sports program
- full accreditation by the Western Association of Schools and Colleges
- non-denominational
- computer laboratory
- highly qualified, professional faculty
- 18-acre campus



The Christian Academy

1117 Davis St. • Vacaville, CA 95688
(707) 446-1776

Juvenile Court School Programs

Court Schools, Solano County Juvenile Hall
2000 West Texas Street, Fairfield, CA 94533
(707) 429-6234

This program was established to educate mostly high school age students detained in Juvenile Hall. Three teachers and three aides instruct 50 to 60 students each week in remedial skills and advanced studies.

The County also operates six Day Centers to provide similar services to expelled or truant students, or those recommended by either the School Attendance Review Board or the Probation Department.

Additional Service Programs

The County maintains educational and assistance centers for the educators working the Solano County School System. The centers are located at 655 Washington Street

in Fairfield. The centers include Instructional Materials Center, the Microcomputer/Software Demonstration Lab, the Teacher Education/Computer Center and Credentials Office. For further information, contact the Superintendent's Office or call 429-6531.

Solano Community College

4000 Suisun Valley Road
P.O. Box 246
Suisun City, CA 94585
(707) 864-7000

Solano Community College is a public community college serving the Northern California communities of Benicia, Dixon, Fairfield, Suisun, Travis AFB, Vacaville, Vallejo and Winters. The college is approved by the California State Department of Education and is accredited by the Western Association of Schools and Colleges and the California State Board of Registered Nursing.

The college was established in 1945 as Vallejo Junior College until it became a county-wide institution in 1967. The 192-acre Rockville campus, located on Suisun Valley Road near Interstate 80, was completed in February 1971. More than 9,000 students were enrolled at the college in the 1984 academic year.

Solano Community College was established to provide district residents with an opportunity to obtain higher education in a variety of fields. The college's 17 buildings provide facilities for all the disciplines, including theater, business, gymnastics, science, ornamental horticulture, occupational education, English, social sciences, home economics, public service, mathematics, art and nursing. The campus also includes an Olympic-sized pool, football stadium, 12 tennis courts, a complete exercise par course and fields for baseball, soccer and softball.

The college provides occupational and vocational education, and short-term training for specific skills. Degree and certificate programs include: accounting, aeronautics, banking/finance, business, cosmetology, criminal justice, drafting, early childhood education, electronics, fashion merchandising, home economics, fire science, industrial management, nursing, horticulture, photography, shipbuilding (apprenticeship), television servicing, welding technician and more.

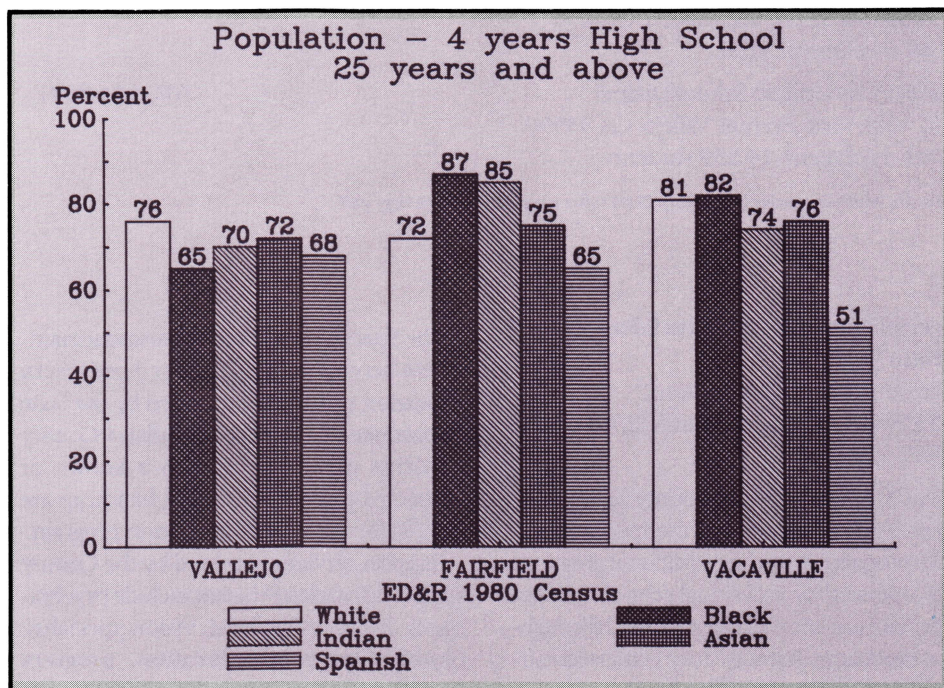
Occupational programs at Solano Community College prepare students for employment at a skill level determined by business and industry needs. (See information on Solano County Private Industry Council).



Providing low-cost
quality education
and career training
for Solano County
residents,
businesses and
industry.

(707) 864-7000

EXCELLENCE IN
EDUCATION



Health Services

Upper Solano County is served by Intercommunity Hospital, a non profit community hospital, with the latest modern medical facilities located in Fairfield with approval for expansion to Vacaville with a 50 bed full service hospital scheduled for completion in 1986. David Grant Medical Center located on the Travis Air Force Base, provides care to thousands of military and retired military personnel and plans for major expansion has been approved within the next two years. There is a new creative Independent Practice Association known as the Solano County IPA that is associated with the Health Plan of America, Foundation Health Plan, and Lifeguard to provide a selective array of medical insurance coverage alternatives at low cost. Fairfield Medical Group has expanded into a 40,000 square foot facility and Kaiser is locating a new ambulatory clinic in Fairfield scheduled to open in 1985.

Medical care is rapidly expanding into new fields. Cost of services are competitive. Health care is available and standards are high. Dynamic changes in Solano's health care delivery assure a positive, productive relationship between residents and new companies locating in this area.



Vallejo Kaiser-Permanente Medical Center

Kaiser-Permanente Medical Center

Kaiser-Permanente Medical Center is located at 975 Sereno Drive in Vallejo (707) 648-6000. The Kaiser-Permanente Medical Program is a group practice prepayment plan, providing comprehensive medical and hospital services to over four million enrolled members in a number of areas in the United States.

The "Permanente Medical Group" first established medical offices in Vallejo in 1944. Kaiser-Permanente now serves over 140,000 Health Plan members, and employs more than 145 physicians and 1,400 non-physician support staff at the Vallejo Medical Center and the Napa Medical Offices.

Services provided by the Vallejo Kaiser-Permanente Medical Center are 24-hour emergency care, ambulance service, hospitalization, maternity care, specialized care,

dermatology, allergy, audiology, ear-nose-and-throat, optometry, optical sales, ophthalmology, neurology, nuclear medicine, occupational therapy, podiatry, psychiatry, radiology, urology, skilled nursing care, home health, prescription drugs and neuromuscular rehabilitation.

Coverage in the Kaiser-Permanente Medical Care Program Health Plan is available to subscribers and dependents through employer group plans and through individual enrollment.

Vallejo General Hospital

Vallejo General Hospital is a 97-bed community hospital with over 130 physicians on staff. The hospital is located at 300 Hospital Drive in Vallejo (707) 554-4444.

The facility offers a 24-hour emergency service, a new, same-day surgical service, "ambulatory surgery" is available along with acute surgical services, a critical care unit,

physical therapy, respiratory therapy, radiology and laboratory services.

Vallejo General's obstetrical services include an alternative birth center to supplement the standard labor and delivery, prenatal care and maternity services which are available to Vallejo and Benicia residents.

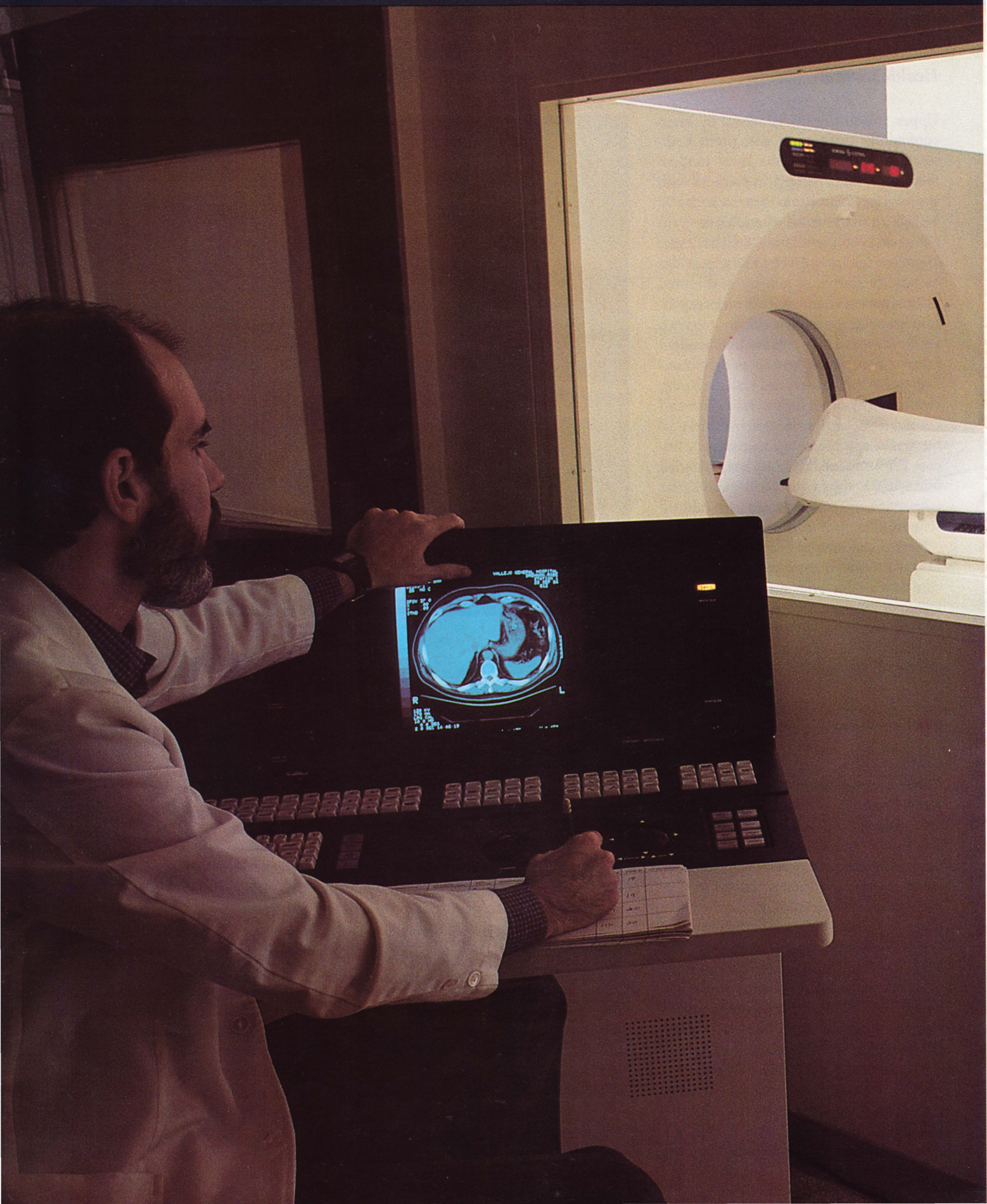
Vallejo General Hospital also provides a Speakers Bureau and "TEL-MED," a library of taped health topics that can be reached by telephone.

Speakers Bureau members are physicians, nurses, pharmacists, dieticians and other health care professionals and are available free of charge to businesses and organizations.

In June 1984, Vallejo General Hospital affiliated with Sutter Community Hospitals, a multi-hospital system based in Sacramento.

More information on the hospital and its community programs can be obtained from the Public Relations Department, (707) 577-8360.

Vallejo General Hospital . . .



Finding New Ways to Care



"Dear Director: I want to thank you for the excellent care I received in your hospital . . . According to my son, who stayed with me for hours, 'They have one heck of a staff there. You couldn't receive better care.'"

VGH

Vallejo General Hospital

An Affiliate of Sutter Community Hospitals

300 Hospital Drive, Vallejo, CA 94589

707/554-4444



Intercommunity Hospital

Intercommunity Hospital, located at 1800 Pennsylvania Avenue in Fairfield, (707) 429-3600, provides full-service acute care health care to the civilians in upper Solano County.

Currently a 108-bed hospital, Intercommunity is planning an expansion in Fairfield and a new 50-bed hospital in Vacaville.

A 24-hour full service emergency room, neurological, vascular and general surgery, clinical laboratory and pathology, pharmacy, radiology, nuclear medicine, cardiology, physical therapy and respiratory therapy are all available at ICH.

Other services include home health care, discharge planning, medical and social work counseling, diet and nutrition counseling, pastoral counseling, ambulatory surgery and outpatient chemotherapy.

The new Vacaville hospital, scheduled for groundbreaking in summer 1985, will offer 44 medical-surgical beds and a six-bed intensive care unit.

When completed, the Vacaville hospital will be the first 24-hour full-service health care facility for Vacaville and Dixon.

ICH operates the Urgent Care Center on Peabody Road in Vacaville, to provide minor emergency medical care for such problems as cuts, sprains, broken bones, illnesses and job-related injuries.

For people without a physician, ICH offers a Doctor Referral Service which provides names of three members of Intercommunity's medical staff who are accepting new patients.

In 1985, Intercommunity hospital will launch a lecture series bringing nationally known health care experts to Solano County.

To better serve Solano's burgeoning business and industrial community, ICH introduces an occupational health program, to promote and maintain employee health for greater productivity on the job.

"Health Sense" is customized for individual employers and includes health risk assessments, exercise and fitness programs, stress management, and diet and nutrition counseling.

For more information, call the Public Relations Office at (707) 429-3600, Ext. 5587.

Stein Medical Clinic, Inc.

The Stein Medical Clinic, located at 501 Nut Tree Court in Vacaville (707) 446-7100, is representative of many medical facilities located in upper Solano County. Established in 1978 as a family practice, it has grown to three physicians and a nurse practitioner and serves the health needs of the Vacaville, Fairfield and Dixon areas. It is located near the Vaca Valley Industrial Park and the Chevron Park.

The medical services include industrial care, family care as well as family and personal counseling, emergency care and preventive health.

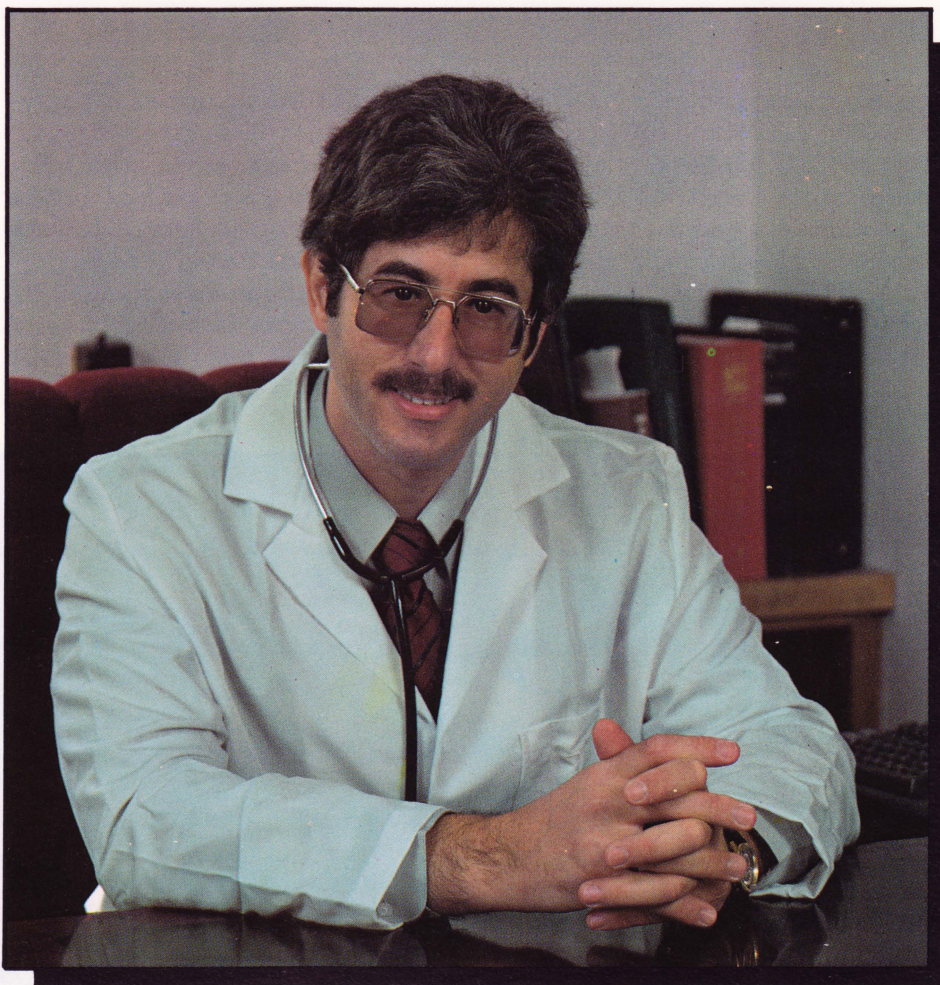


The Stein Medical Clinic

The Stein Medical Clinic is representative of the many medical facilities located in upper Solano County. Established in 1978 as a family practice, it has two physicians and a nurse practitioner and serves the health needs of the Vacaville, Fairfield, and Dixon area. It is located in close proximity to the Vaca Valley Industrial Park as well as the Chevron Park where many new industries have decided to locate. The medical services provided include industrial care, family care (including pediatrics, and geriatrics), as well as family and personal counselling, emergency care, and preventive health. Dr. Gary Stein and Dr. Jana Boyce are a husband and wife team who are committed to the health care needs of the upper Solano county area.

The sophistication and complexity of medical care has dramatically increased over the past several years and upper Solano county has kept pace with these advances in medicine. Services provided in medical care include cardiology, pediatrics, neurology, nephrology, gastroenterology, psychiatry, dermatology and podiatry. In the surgical fields there is orthopedics, neurosurgery, ophthalmology, general, thoracic, and plastic surgery to name a few. Expertise now is available to help new incoming industries consult with our industrial physicians to help plan for creating a safe workplace, medically cost effective health care programs, as well as on site plant based medical treatment facilities. The impact of medical care on employers and employees has been very positive especially with the easy accessibility of comprehensive health care and good industrial accident coverage.

Upper Solano County is served by Intercommunity Hospital, a non profit community hospital, with the latest modern medical facilities located in Fairfield with approval for expansion to Vacaville with a 50 bed full service hospital scheduled for completion in 1986. David Grant Medical Center located on the Travis Air Force Base, provides care to thousands of military and retired military personnel and plans for major expansion has been approved within the next two years. There is a new creative Independent Practice Association known as the Solano



County IPA that is associated with the Health Plan of America, Foundation Health Plan, and Lifeguard to provide a selective array of medical insurance coverage alternatives at low cost. Fairfield Medical Group has expanded into a 40,000 square foot facility and Kaiser is locating a new ambulatory clinic in Fairfield scheduled to open in 1985.

Emergency care is available at Intercommunity Hospital as well as most private physician offices and several walk in offices.

There are many advantages to moving your company to Upper Solano County. It is centrally located between the greater Bay Area and Sacramento, the housing costs for employees are lower than in most other surrounding areas, there is a good available ever expanding work force, good communication and transport facilities, as well as high quality centralized medical care.

The prospects for the future of Solano County are very promising. It has one of the

fastest growth rates (Vacaville alone has doubled in population in the past twelve years), and is highly regarded as being a multifaceted county working with distinction to progress rapidly into the challenge of the next decade. Medical care is rapidly expanding into new fields and there is competitive cost of medical services, excellent availability of health care services, as well as high standards of health care. It is an exciting time to see the dynamic changes in the form of health care delivery and the future seems to be very promising for Solano County residents, for the new companies who are relocated to this area, and the development of a new working relationship between the medical and industrial communities.

*Editorial by Gary E. Stein, Ph.D., M.D.,
501 Nut Tree Court,
Vacaville, Ca., 95688*

Foundation Health Plan

Foundation Health Plan (FHP) located in Vallejo at (707) 557-5644, is a health maintenance organization (HMO), a system of organized health care delivery that provides comprehensive hospital and medical services to individuals and families who pay a monthly fee to obtain health care from participating health providers.

Foundation Health Plan combines prepayment with physicians in individual private practice and the fee-for-service system, utilizing professional general practice, medical specialty doctors and hospital facilities located throughout the service area.

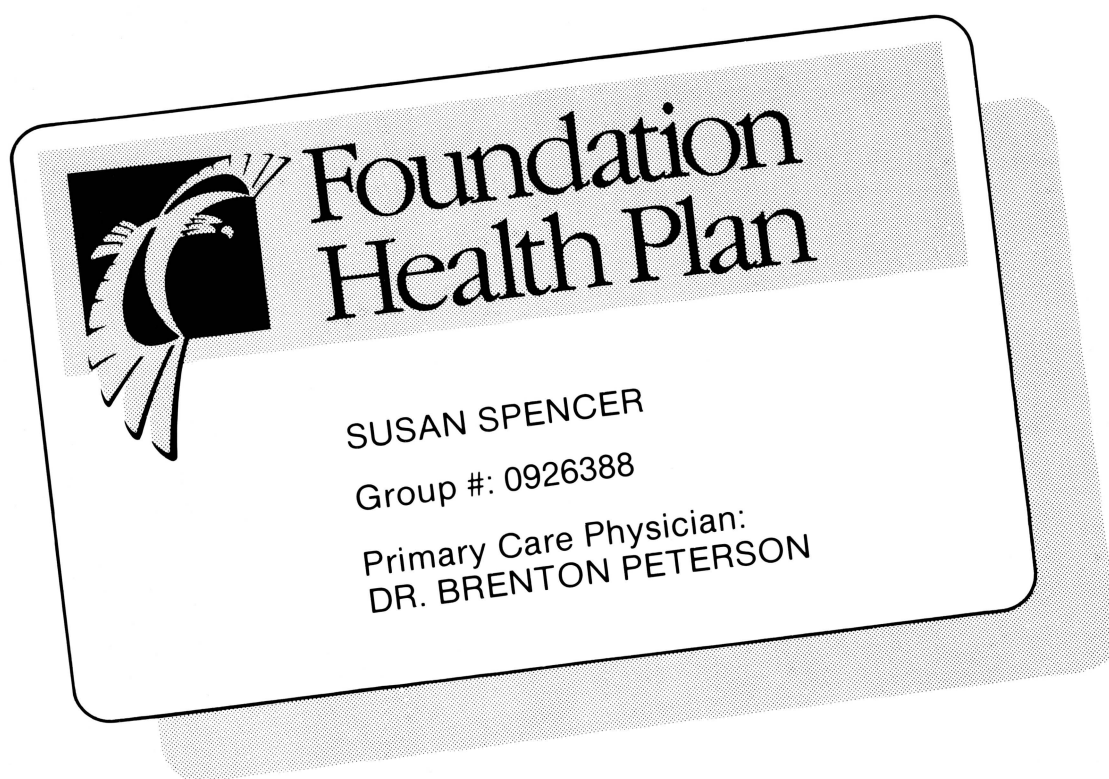
FHP emphasizes preventive medicine. By encouraging employees to obtain care on a regular basis, FHP works to treat medical

problems early, before they become serious and the cost becomes excessive. FHP endeavors to provide quality medical care and a choice of health care professionals at an affordable and predictable cost.

Foundation Health Plan is the nation's fourth largest IPA type HMO with nearly 80,000 enrollees and some 1,400 physicians serving twelve Northern California counties.



The Better Choice For Better Health



The better choice

Your employees and their families deserve the best. And the best doesn't have to be expensive when you offer Foundation Health Plan. As a health maintenance organization, we keep costs down while preserving the traditional doctor-patient relationship. Our members select a personal family doctor from over 1,700 physicians and 25 hospitals in northern California. And *we* take care of the paperwork.

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For better health

Your company deserves the best. Healthy employees guarantee healthy productivity. Foundation Health Plan promotes preventive medicine, such as immunizations, periodic physical exams, well-baby care and health education. All with no dollar limits for coverage. And available for a reasonable cost.

Foundation Health Plan

An Affiliate of AmeriCare Health Corporation.

Climate/Geography

Climate

Solano County has a mild, temperate climate throughout the year. Temperatures tend to be warmer in northern Solano due to the ridge

of hills that disperse the wind coming from San Francisco Bay. The cooling winds rising off the Bay keep the temperature slightly milder in Vallejo and Benicia.

The rainy season begins in October and ends in April. Rainfall is rare in summer months. The annual rainfall ranges from 14.38 inches in Benicia to 24.45 inches in Vacaville. Snow is an extreme rarity for this area.

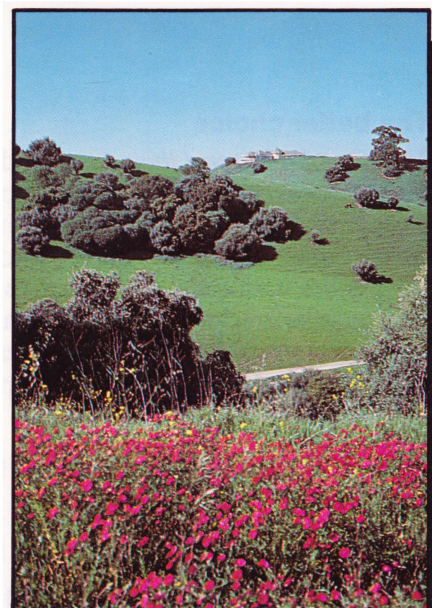
Average Temperature

	Benicia	Dixon	Fairfield Suisan	Rio Vista	Vaca- ville	Vallejo
January						
Min.	41	36	40	40	36	38
Mean	46	46	46	46	45	43
Max.	50	54	55	53	55	49
April						
Min.	51	42	45	49	43	47
Mean	59	59	58	59	59	59
Max.	67	73	71	69	73	71
July						
Min.	58	54	55	57	56	57
Mean	70	76	72	72	75	70
Max.	81	95	88	86	95	82
October						
Min.	57	45	49	53	46	51
Mean	64	64	63	65	63	62
Max.	72	79	78	76	80	73
Average Yearly						
Min.	52	44	47	50	45	48
Mean	60	61	60	60	60	58
Max.	67	75	73	70	76	69

Rainfall

January	2.38	3.52	5.46	3.43	5.30	3.70
April	1.10	1.20	1.34	1.35	1.80	1.20
July	-0-	.01	.01	.01	-0-	-0-
October	1.11	.78	1.61	.83	1.26	.90
Year	14.38	16.72	21.12	16.00	25.45	17.67
Elevation	72'	64'	15'	44'	179'	100'

Source: Solano County Facts File



Leisure, Events and Culture

Annual Community Events They come around every year— better than before

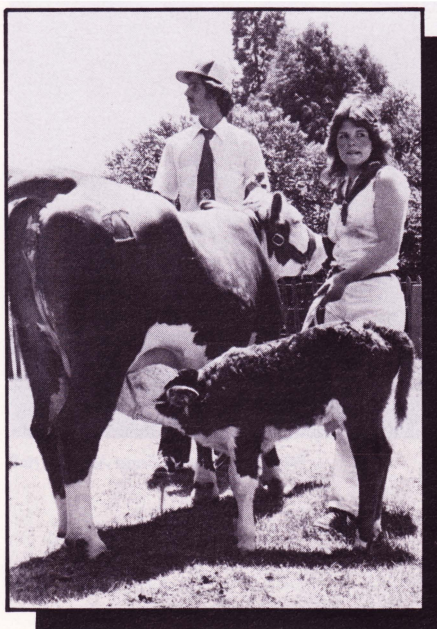
Another of Solano's charming attributes is the hometown flavor its communities perhaps unwittingly promote. From catching fish in a Bass Derby to purchasing fine art at an open studio sale, from plucking bargains at a flea market to listening to symphony music on a commons—Solano County towns, large and small, rural or citified, do what comes naturally.

The following calendar offers a sampling of events to be enjoyed around the county each year. The best source for more details is the chamber of commerce in each town.

Onion Festival



4-H Competition—Dixon May Fair



Calendar

January:	<i>Benicia</i> : Interim Theatre Schedule
February:	Chinese New Year Celebrations
March:	Drama Spring Season <i>Benicia</i> : Annual Antique Show and Sale
April:	Spring Festivals Schools (Music) Opening Day, Boating Season
May:	<i>Fairfield</i> : Annual Art Showcase <i>Dixon</i> : Dixon May Fair and Parade <i>Vacaville</i> : Fiesta Days <i>Benicia</i> : Blue Grass Festival, Yuba Arts Tours and Sale
June:	<i>Benicia</i> : Art in the Park
July:	July Fourth Parades/Events <i>Vallejo</i> : Solano County Fair <i>Benicia</i> : Holy Ghost Procession <i>Solano Community College</i> : Summer Theatre
August:	<i>Benicia</i> : Peddlers' Fair <i>Dixon</i> : Street Faire
September:	<i>Benicia</i> : Handicraft Fair <i>Dixon</i> : Concilio Celebration de 16th de Septiembre <i>Fairfield</i> : All Nations Festival <i>Vallejo</i> : Haggler's Fair (Artist League) <i>Vallejo</i> : Whaleboat Races (California Maritime Academy) <i>Vacaville</i> : Onion Festival <i>Rio Vista</i> : Bass Derby
October:	<i>Benicia</i> : Antique Glass Show and Sale <i>Vallejo</i> : Vallejo Symphony Concert on Marina Green <i>Vacaville</i> : Nut Tree Great Scarecrow Contest <i>Solano Community College</i> : Annual College/University Night All Cities: Fall Drama Season, Halloween Parades, Haunted Houses, Octoberfests
November:	<i>Benicia</i> : Christmas at the Clocktower <i>Suisun</i> : Craft Faire <i>Solano Community College</i> : Benefit for Scholarships/Winetasting
December:	Christmas Events: All Schools and Churches Benefit Boutiques <i>Benicia</i> : Yuba Arts Tour and Sale <i>Solano Community College</i> : Renaissance/Madrigal Dinner Benefit for Music Department

Solano Organizations in Support of the Arts

Solano County's Arts Organizations

Benicia Community Arts, P.O. Box 454, Benicia, 94510 (707) 745-ARTS—Annual events: Art in the Park, Christmas at the Clock Tower, Crafts, History and performing arts.

Creative I Centre, 350 West I Street, Benicia, 94510 (707) 745-5788—Sponsors creative activities and events in the Bay Area and Solano County; Publisher of ARTWELL, literary magazine (1983).

Fairfield Suisun Arts Council, 100 Webster Street, Fairfield, 94533—Annual multi arts festival, juried art exhibit, Assist-a-grad Scholarship program, Arts-in-School, Coordinator "Kids Art" elementary schools, teacher in-service program. Grants to individuals and organizations.

Solano Arts Alliance, P.O. Box 411, Fairfield, 94533—Publishes Solano Art News and Solano Arts Resource Directory; County designated Agent for State Local Partner Program, 1981–1984.

Vallejo Arts Council, 1700 Fern Place, Vallejo, 94590—Publishes and distributes arts calendar; equipment fund, shared resources.

Artist League of Vallejo—1 Kentucky Street, Vallejo, CA 94590

Benicia Historic Museum and Cultural Foundation—Harry Wassman, P.O. Box 261, Benicia, CA 94510

Benicia Old Town Theatre Group—140 West J Street, Benicia, CA 94510

Travis AFB Historical Society Museum—P.O. Box 1257, Travis AFB, CA 94535

Vacaville Art League—718 E. Monte Vista Ave., Vacaville, CA 95688

Vacaville Museum—Gail Campbell, Director, Buck Avenue, Vacaville, CA 95688

Vallejo Conert Association—% Linda Davis, 118 Pajaro Way, Vallejo, CA 94590

Vallejo Cultural Commission—% City Clerk, 555 Santa Clara Street, Vallejo, CA 94590

Reprinted with permission from the Vacaville Reporter.



California Railroad Museum



Fairfield Community Center Assembly Hall



Vallejo General Hospital

An Affiliate of Sutter Community Hospitals

P.O. Box 3189

Vallejo, CA 94590-0669

To Our Friends in Solano County:

As you have seen on the previous pages, Vallejo General Hospital is an exciting place to be right now.

Our recent affiliation with Sutter Health System of Sacramento has been an important advancement, giving Vallejo General the opportunity for many new kinds of growth. Strengthened by Sutter's nationwide reputation and financial stability, we are already adding many new programs and facilities — making our hospital one of the most technologically and medically advanced in the area.

These and many other changes are taking place. We are reaching out and responding to community needs by developing services such as ambulatory surgery, home health care and community health education programs. Our commitment to caring reaches far beyond the hospital's walls.

We are "Finding New Ways to Care" every day here at Vallejo General — and we look forward to sharing those "new ways" with you, our neighbors.

Sincerely,

A handwritten signature in black ink that reads 'I. D. Howard'.

Ivan D. Howard

Administrator

A handwritten signature in black ink that reads 'Douglas D. Gerstein'.

Douglas Gerstein, M.D.

Medical Director



Solano Mall: Retail Strength in Solano County

Solano Mall brings to Solano County over one million square feet of shopping and service-oriented businesses. An exciting mix of department stores including Emporium-Capwell, Macy's, Mervyn's, JCPenney and Sears combine with 150 local and national retailers to create a retail atmosphere with a broad merchandise/service mix and competitive strength.

Solano Mall was developed by Ernest W. Hahn, Inc. through a cooperative effort with the City of Fairfield. It is estimated that Solano Mall's total contribution in the County's future will exceed one hundred million dollars.

Solano Mall is proud to contribute to Solano County's quality of life through its safe and convenient shopping atmosphere and its wide variety of goods and services. Located off I-80 at the Travis Blvd. exit, Solano Mall has more of what you're looking for.




**Solano
Mall**

Shopping

Solano Mall

The Solano Mall has put Fairfield and Solano County on the retail map. With glistening steel and concrete still rising, the center has made Fairfield the leading retailer in the county.

The mall was planned by Ernest Hahn, Inc., mall developers based in El Segundo. Intermediate in size by Hahn standards, it draws customers from Solano, Napa and other counties, as its developers and retailers hoped.

Construction underway promises the mall's fifth department store. Sears opened in October 1984, and a fifth anchor store—the flagship of the fleet—Macy's, is scheduled for a 1985 opening.

Between shopping at the nationally-known mega-stores, visitors can pick up books, goldfish, hot cookies, cowboy boots, toys, comic books and nearly anything else they

might desire in the growing roster of smaller shops.

The mall is part of the Gateway redevelopment region. The planning area will include recreation, motels, parks and a medical center, providing what city fathers conceive of as an imposing, regal city entry—visible from far down Interstate 80.

Clean, colorful and efficient is how Hahn described the mall on its opening, with three department stores and 55 shops.

More than a place to fill wants and whims, the mall has since become a social experience akin to the town square of old.

Teens mingle and flirt, while oldsters find the air-conditioned halls restful and entertaining.

The mall managers attract that role with events to fit every season—the Easter Bunny



and Santa Claus arrive each year on cue, and in spring the school district displays its achievements of the past year.

Craft shows, bazaars and fashion shows each take their turn, while leisure time for the kids finds them in the electronic game center.

With development of the Gateway, will come further sources of business for the mall, and the need for a wider array of retail offerings.

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See yourself in a new fashion light. Our dramatic new fashion floor will dazzle you with mirrors, and shining showcases. You'll discover a special collection of your favorite fashion names, our own private labels and our exclusive Halston III™, in an exciting new shopping environment just for you! Here is just a sampling of our special services for you.

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- Catalog, Gift Wrap, Layaway
- Fine and Costume Jewelry
- Photography Department



JCPenney

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A LOT MORE
TO TALK
ABOUT."

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Each night the Landing boasts a wide selection of fresh fish, expertly prepared.

They are proud to introduce certified Angus Beef, assuring you the highest quality possible.

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Banquet facilities are available for groups of 20-120, accommodating Weddings & Receptions, Business Luncheons & Dinners, & Private Parties. Now offering additional banquet facilities in our lounge area.

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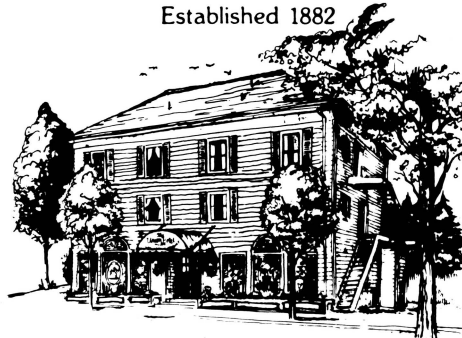
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INFORMATION & RESERVATIONS

(707) 746-0100

401 First Street, Benicia, CA 94510



CAPTAIN JOSIAH WING'S

To Captain Josiah Wing belongs the credit for developing the commercial importance of the Suisun City-Fairfield area. His vessel *The Ann Sophia* sailed regularly, delivering the area's goods to San Francisco. His cook opened the first restaurant, **The Oriole Saloon** and his son was the first Mayor of the City of Fairfield.

Fittingly, the first fine dining establishment in Solano County is named after him. Captain Josiah Wing's Restaurant and Lounge brings people to Suisun City from San Francisco, Napa, Benicia, Walnut Creek and Concord, as well as Vacaville, Fairfield, Vallejo and Suisun City.



Again, to Captain Josiah Wing belongs the credit for increasing commerce in the area. He "... was a man of worth and beloved by all who knew him." We think you will agree after visiting us for lunch, 11:30 a.m.-2:00 p.m., Monday thru Friday, or dinner, served nightly from 5:30 p.m.

Captain Josiah Wing's
627 Main Street, Suisun City
707-429-2828

Marine World/Africa USA 'Perseverance, a lot of Patience' Finally Pay Off

Dozens of Bay Area press representatives and park officials gathered at Marine World and later at Vallejo's Dan Floey Cultural Center for the formal announcement of Marine World's decision of where to move when it leaves Redwood City.

The Dan Foley press conference, called by Mayor Terry Curtola on his birthday, September 18, 1984, was held near Lake Chabot Golf Course, where Demetrios hopes to rebuild his park.

The announcement came after 2½ years of negotiations.

Marine World President Mike Demetrios said he hopes to open the park in Vallejo by April 1986.

"This really shows the quantity and quality of our city. Getting an institution like Marine World to come to Vallejo over 115 other cities that were vying for it is something all our citizens should be proud of," said Curtola, who spearheaded Vallejo's pursuit of the park.

"The best things about this is that we competed and we won. We put our cards on the

table, we showed our assets, we used perseverance and a lot of patience and it paid off.

"I just see this as the beginning of a period of nothing but pride and prosperity for this community."

Demetrios said that in the final analysis, Vallejo was the best possible relocation site.

"It has good soil, an in-place lake, good parking, contours for us to build our stadium, and it would be less expensive than building at the other sites," Demetrios said.

Vallejo was selected because it was the site the park could move to in the least amount of time. "It's not a question of deciding against any particular site, it was more a question of our time constraints," Demetrios said, adding that he had secured financing for one site in addition to Vallejo.

Another factor in his decision was Vallejo's "can-do" spirit. "The people in Vallejo, from the mayor to the city manager to (the whole staff) . . . the reception and the warmth that they have shown—their desire to have Marine World was one of the biggest factors."

Besides Vallejo, Demetrios had considered Oakland and Mountain View as the finalists

in a contest to lure the park through guest projections and financing advantages.

Vallejo's Development Coordinator Al da Silva, who has also worked closely with Marine World, pointed out that Vallejo's planning was a key in its successful bid.

"The fact that our package had been there several months made the deal go through—there's no question about that. We knew all along that Marine World in Vallejo was plausible," da Silva said.

Demetrios is planning to build his park on the 100-acre Lake Chabot Golf Course east of Dan Foley Park. Marine World needs room to expand beyond its current 60 acres, but it shouldn't need the entire 100 acres, according to da Silva.

"There would still be plenty of room left for a huge buffer," between the park and nearby subdivisions, da Silva said.

Demetrios liked the site because it had much of the infrastructure—like access roads, mature landscaping and access to Lake Chabot—that he needed.

Excerpts reprinted with permission from Vallejo Times Herald. Written by Diane Mann.

MarineWorld-Africa U.S.A.



Solano Parks Offer Fun for All Ages

Solano County has many parks and recreational areas to help you relax and cool off.

Lagoon Valley Park, between Vacaville and Fairfield, opened in 1983.

It has a 105-acre, man-made lake stocked with bass, blue gill, sunfish, catfish and striped bass waiting for the right hook and bait.

In the summer, the park is open from 8 a.m. to 5 p.m. Monday through Friday and from 8 a.m. to dusk on weekends. There is a \$2 parking fee. The park doesn't have any swimming or picnic facilities, but it hopes to offer them soon.

Lake Solano Park on Putah Creek is at the junction of Highway 128 and Pleasants Valley Road.

It offers overnight camping, fishing, swimming lagoons, barbecue areas and playgrounds. Although no motor boats are allowed on the lake, a concessionaire rents paddle boats from Memorial Day weekend through Labor Day weekend seven days a week.

There is a \$2 parking fee. Groups of 50 or more can reserve a special picnic area. More information is available at 447-0707.

Sandy Beach park just outside of Rio Vista on the Sacramento River does allow motor boats. It also has overnight camping, fishing, picnic tables and swimming.

In addition to the Solano County Parks, each city offers a variety of parks for recreational use.

Vacaville has one of the biggest city parks, Pena Adobe Park off Interstate 80 right next to Lagoon Valley Park.

A California Historical Landmark, it has a restored adobe museum with Indian artifacts, barbecue areas, picnic tables, horseshoe pits, a softball diamond, volleyball facilities, an archery range, hiking trails and a native garden and pond. Pena Adobe is the site of the annual Onion Festival.

Fishing at Lake Solano



Andrews Park, a 15-acre facility between School Street and Monte Vista Avenue, has a bandshell, open lawn and picnic facilities. For the sports-minded, it has a training course for joggers. Fiesta Days activities are held at Andrews Park each year.

Vacaville Community Center on Alamo drive also has a lot to offer sports nuts. It has an eight-lane swimming pool, lighted tennis courts and athletic classes. It also has meeting

rooms and billiards in the Center. More information is available at 446-6781.

Keating Park, built with the aid of the inmates at the California Medical Facility, offers seven baseball diamonds. It has a softball diamond, little league diamonds and Babe Ruth diamonds. Three of the diamonds are lit, and there is grandstand seating as well as concession stands.





Windsurfing with summer winds.



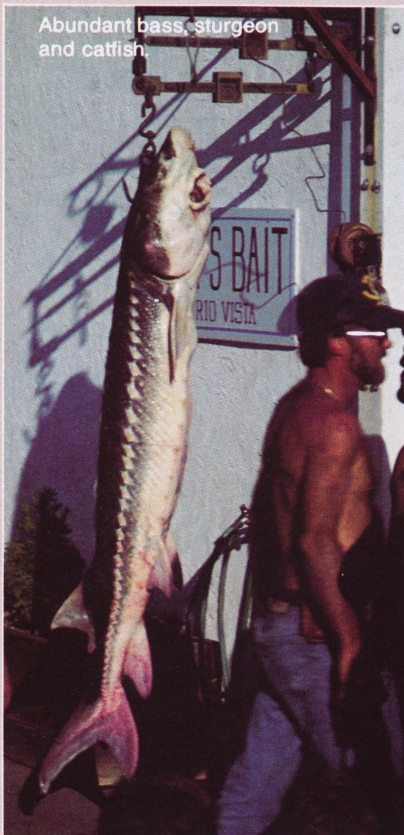
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Photography by D.F. May

Sailing, Fishing or Sightseeing:**Vallejo-Benicia Waterfront Offers It All**

Any land-locked mariner would be drawn to any one of the two dozens waterfront parks along the banks of Benicia and Vallejo.

Waterfront parks along the southern Solano County shoreline have been a well-kept secret in the North Bay, with few locals taking advantage of the brisk bay breezes and precious few christening themselves in the Carquinez and Mare Island straits.

But recent activity in both cities regarding property ownership and public access to the aquamarine resource has brought attention to how much of the shoreline is accessible to the public and what the future for public shoreline is expected to be in the two cities.

Serious fishing goes on along the wharfs, seawalls and shoreline that wrap around generally from state Route 37 at Sears Point in Vallejo to the foot of the Benicia-Martinez Bridge.

A day's catch can bring in striped bass and sturgeon. Licenses are required for anyone 16 years or older to fish from any of the public areas. Licenses are available from most marine and bait shops.

Boaters can use the Vallejo public fishing launch facilities, or the Benicia Ninth Street launch. Both are free and offer direct access to the bay for the smaller power and sailboats which abound the Mare Island channel and Carquinez Strait.

Berths remain at a premium in both cities, although the pressure for more marina access has been relieved somewhat with the opening of the Benicia Marina.

The sun shines on the pedestrian waterfront, too.

Marine shops don't rent boats (the risk is too high, they say). But there's always the rubber dingy, the windsurf board or the jet ski to jettison you into the sea.

Benicia's Ninth Street beach is the only place where land and sea meet on easily accessible shores. Free swimming is available throughout the year on the strip of beach that almost disappears at high tide.

The city prohibits any concessions at the beach park so in order to rent a sailboard for windsurfing, advance preparations are necessary.

Along the Vallejo waterfront, boats of all sizes are moved in the marinas. These are privately owned but occasionally a friendly sailor will need another hand to crew his craft through the Mare Island Strait into bay waters.

There are no beaches or swimming inlets along the Vallejo waterfront.

But dozens of runners along the Vallejo waterfront call the 2½ miles of pathways a joggers paradise.

The Vallejo waterfront is teeming with sailing events: racing season opens the first weekend in May when sailboats from throughout the Bay Area race from Richmond to Vallejo. Even before the chill is off the water in late April, the Vallejo Yacht Club sponsors a boat parade.



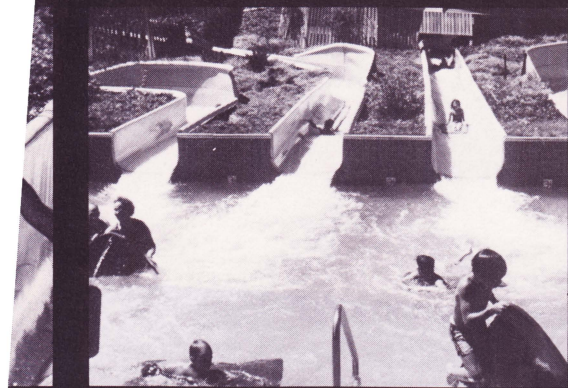
Camel Barns

The season ends the first weekend in October with the Whale Boat Regatta sponsored by the California Maritime Academy and the Chamber of Commerce.

Waterfront access is expected to improve as plans for a continuous waterfront pathway linking Vallejo and Benicia are developed.

Excerpts reprinted with permission from the Vallejo Times Herald. Written by Kathleen Buckley.





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Suisun Marsh Plays Vital Role in Recreation and Agriculture



The nation's largest inland tidal wetland covers the southern part of Solano County, linking the Sacramento River Delta and San Francisco Bay.

The Suisun Marsh, 85,000 acres of delicate environment, makes up the habitat of countless species of birds and animals, while providing hunting, recreation and agricultural opportunities to thousands of Californians.

A balance of brackish water washed through the marsh, fresh water flowing down the delta and salt water backing up from the Pacific Ocean through the bay.

This year, the marsh is the subject of increasing environmental protection efforts.

A massive state program has seen installation of peripheral ditches around the marsh, and plans show a tidal gate at the entrance of Montezuma Slough to maintain the fresh water mix in dry years.

Extensive further improvements will be installed as they are deemed necessary, say Department of Water Resources officials.

In 1984, votes passed Proposition 19 authorizing \$85 million in bonds, including \$5 million for San Francisco Bay and Suisun Marsh, to buy marsh land and make grants to local governments.

The money will be used to upgrade ecological quality. The environment of fish and fowl, including ducks who make their way down the Pacific Flyway to the marsh and waiting hunters, will benefit from the work.

However, no specific projects are verified yet. State agencies will designate projects in 1985.

Marsh preservation has economic as well as ecological implications.

Close to 90 percent of marshland in the state has disappeared in the last 100 years as development has paved it over or tainted it with erosion.

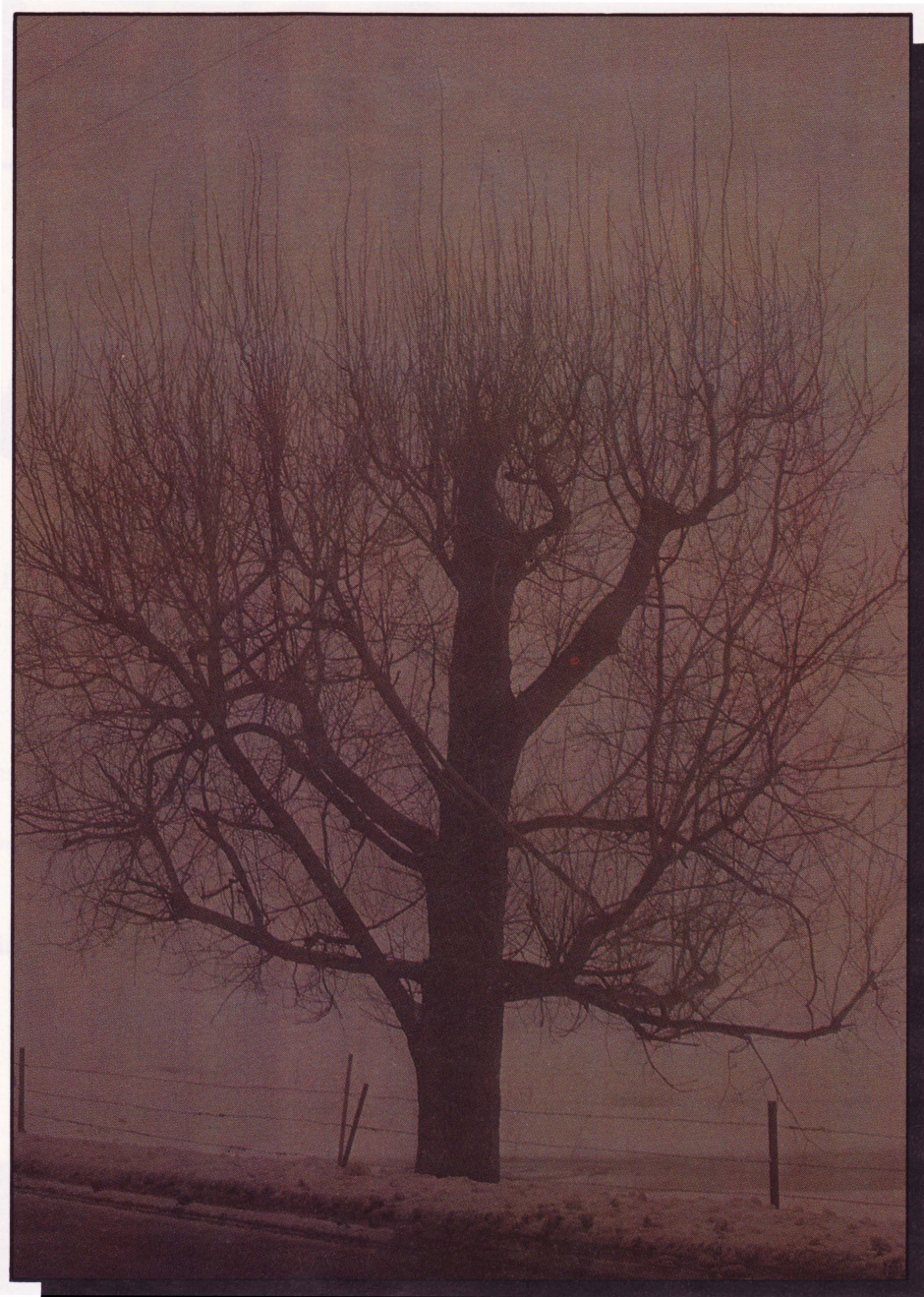


Photo by ROBERT SCOTT

The city of Suisun City plans to make the marsh part of its revitalization effort.

The sloughs that pass through the marsh and provide deep water channels make boat traffic to the city possible. Suisun City economy will depend more than ever in the future

on the health and scenery of the marsh that shares its name.

What at first glance may seem a muddy wasteland is vital to the natural and economic balance of the county, and even the state.

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Transportation

Solano County's multifaceted transportation network continues to be one of its major assets. Located on road and rail networks leading out of the Bay Area to points east and north, and with deep-water shipping access, the county has become home to many distribution firms.

Interstate 80, which traverses the county from east to west, is the major highway artery from the Bay Area to Sacramento, the north, and the rest of the nation. Interstate 680, which passes through Benicia, connects I-80 with the population centers of the East and South Bay, and Interstate 505 feeds north-

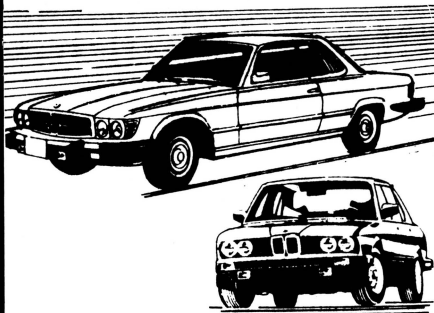
bound traffic to Interstate 5. Numerous common carriers provide overnight truck service to the rest of California as well as to Nevada and Oregon. Commuters ride buses from the Vallejo and Fairfield areas into San Francisco; in addition, many join carpools or board Bay Area Rapid Transit (BART) in nearby Concord or Richmond for their ride to work.

The Nut Tree Airport in Vacaville handles executive jets, charters, and general aviation. For commercial fliers, Oakland International Airport and Sacramento Metro Airport are within an hour of the county's population centers.

Southern Pacific Railroad's main line east to Chicago out of San Francisco passes directly through the county. Branch lines and switching service are available in all of the county's major towns. Sacramento Northern Railroad also provides freight service in the eastern part of the county.

The deep-water ports of Benicia and nearby Sacramento and Stockton provide major shipping access to Solano businesses. On the Sacramento River waterfront southeast of Fairfield, the Collinsville industrial area offers extensive acreage, with deep-water port potential for new economic development activity.

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Solano County's railroad and intermodal supply line and link to regional, transcontinental and international markets is Southern Pacific Transportation Co., a 13,800 mile system ranging from the Pacific Coast to connecting eastern gateways at Ogden, St. Louis, Kansas City, Memphis, and New Orleans.

Jack Edwards, SP's senior vice president of marketing and sales, San Francisco, knows what customer industries are looking for in railroad transportation.

Edwards, who joined SP in 1983, was an SP customer.

"Customers are looking for reliability, consistency, and a quality product," he says. "They want someone to help them solve their transportation problems, and someone easy to do business with."

To win customers, he adds, SP is setting market share objectives by commodity, establishing action plans to seek new business, looking at equipment and service planning and expediting the flow of railroad-customer contracts.

"Customers want us to be innovative and action-oriented, willing to negotiate, willing to tailor contracts, willing to help the customer sell his product," he says.

"We have to work with them and develop service that meets their needs."

S.P. Freight in the Sierra



While Southern Pacific works closely with many industries geared to rail carload shipments, SP also focuses on intermodal highway trailer or container-on-flatcar service. Intermodal traffic on SP increased 58 percent from 1981 through 1983.

Solano County industries benefit from SP's flexibility in serving them from major intermodal "Hub Centers," at both Roseville and Oakland, Calif. Expedited schedules are provided to major SP points and through SP's Portland, Ogden, Los Angeles and Eastern gateways.

Southern Pacific is serving a wide range of major railroad customers in Solano County, including:

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Benicia Industrial Park

Also, at the Port of Benicia, Southern Pacific serves a 200-acre, import and domestic automobile distribution facility. At dockside, imports roll off ocean vessels for installation of accessories, appearance conditioning, and

distribution by truck or rail to dealerships across the country. Westbound shipments of automobiles and trucks from North American plants are delivered by train for distribution to California, Oregon and Nevada.

SP is not only looking to keep current customers happy, but to encourage the location of new industries along its lines.

William H. Hardwick, manager-industrial development, states the railroad is just as interested in locating rail-served industries on privately-owned sites as in company-owned industrial parks.

In Solano County, Southern Pacific developed a fully improved 267-acre Tolenas Industrial Park at Fairfield for rail and non-rail industrial clients, with 135 acres still available for new plant location.

In addition, SP will be providing intermodal trailer and container service to a 349-acre light manufacturing and warehouse distributing park under development at Vacaville.

Hardwick, who oversees industrial development activity all along the SP system, points out Southern Pacific has been active for over 100 years in promoting the growth of the West and Southwest.

"We provide important transportation, industrial development and land management services to business and industry and to local government," he said.

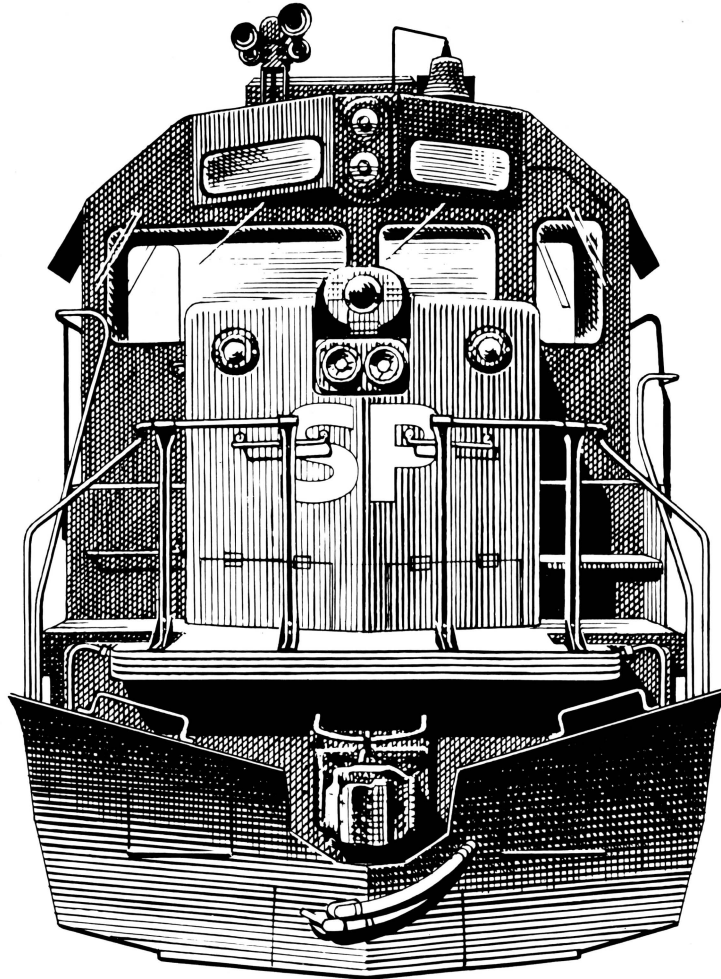
Solano County—between San Francisco, Oakland and Sacramento—has been indentified as a key area for further economic growth in Northern California, Hardwick said.

"We expect to continue to play a major role, working with planners and local government to provide for the orderly location of industries and keep Solano County and our customers on the right track."

For information on Industrial Development activities, write or call:

William H. Hardwick
Manager-Industrial Development
Southern Pacific Transportation Company
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Southern Pacific

A Port at Collinsville Would Serve the Bay Area and Northern California

By Albert B. McCord

President, Solano Economic Development Corporation

When Governor George Deukmejian took office, one of his first directives was that the California Department of Commerce prepare strategic marketing plans to bring the State of California into a competitive position to vie for new industry from around the country and the world.

Creating new jobs, attracting investment dollars, accommodating new industries and encouraging the expansion of existing industries are all vital to the economy of a state with California's rapid growth rate and development potential.

As our country's administration continues to increase the nation's ability to compete in world trade, the importance of integrating California's economic development efforts with those on the national level becomes apparent.

It has become increasingly clear that the state's approach must be a global one, not limited to attracting industry on the domestic front but drawing new investment capital and industry from the Pacific Basin. With the scope of the challenge identified, the task now facing the state—and local entities—is to develop and improve those facets of our business climate that will prompt economic development.

Solano County is cooperating in this effort by continuing to build and reinforce an infrastructure capable of supporting new industries, and has already emerged as a leader in attracting new industry and investments to Northern California and the Bay Area.

The county's enviable position now has the potential to be further enhanced by a development plan under consideration for the area known as Montezuma Hills, centered around the small community of Collinsville.

The key to this 10,350-acre area's importance is its suitability to accommodate water-dependent industry, already identified for this type of development in Solano County's general plan. Its vast potential recognized by Solano County officials, a redevelopment agency has been created to enable the Collinsville area to grow in concert with the county's established economic development policies.

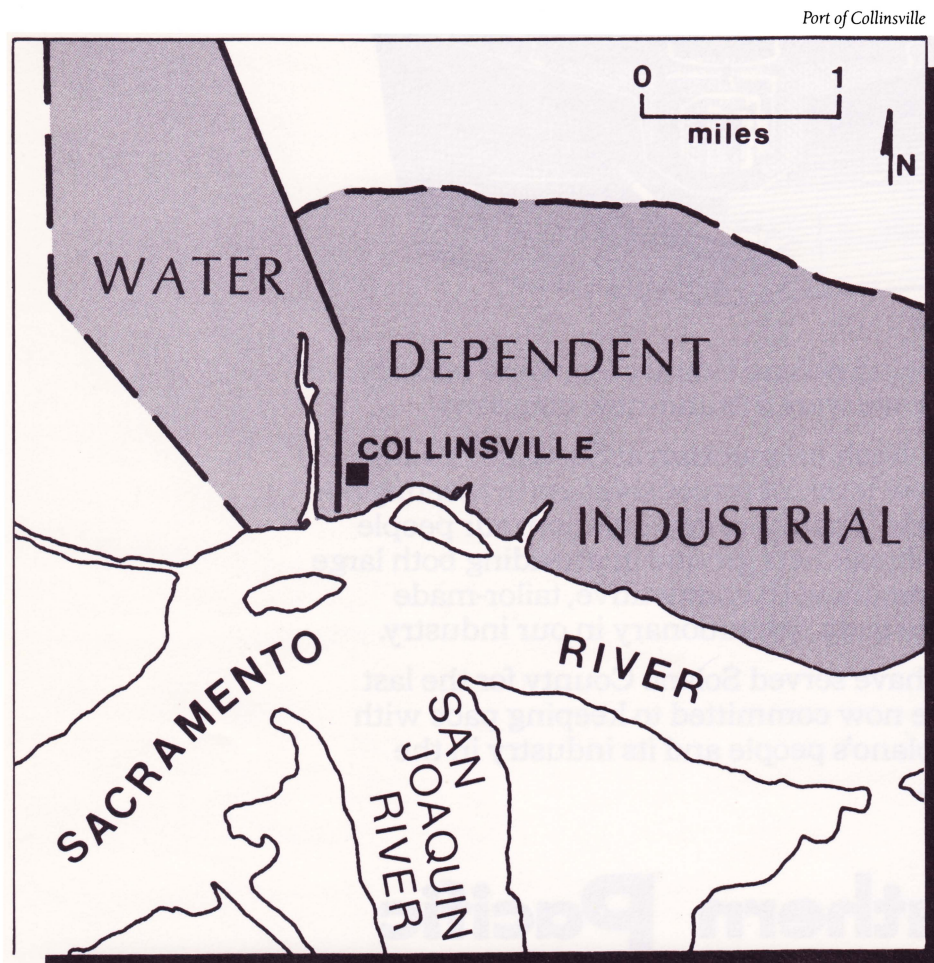
But far beyond the positive, direct economic impact Solano County could expect from a new port at Collinsville, the entire shipping industry in the Bay Area—a facet of our statewide development strategy in desperate need of an economic shot in the arm—would benefit immeasurably from such a facility.

In 1973, Northern California handled 21.5 percent of the shipping business on the West Coast. By 1978, that figure had dropped to 20.1 percent and has gradually ebbed away to 16.2 percent in 1984. Yet the industry itself gains momentum, evidenced by the growth of ports from Puget Sound in the Pacific Northwest to the southernmost points along the California coast.

While the decline of the Bay Area's ports can be attributed to many factors, one of the most readily recognized is the area's failure to expand its ports to keep pace with the tremendous growth experienced in the maritime industry.

The prospect of expanding existing ports in the Bay Area presents problems difficult if not impossible to overcome right now. In San Francisco, for example, many of the waterfront areas adjacent to the city's port facilities are now considered too valuable as business and tourist districts to expand for shipping industry purposes.

Although the inland ports of Sacramento and Stockton play vital roles in the economy and development of California's central valley, these ports are limited in depth and therefore the extent to which they can service large or heavily-laden ships.



The Port of Oakland continues to be the most successful port in the Bay, contributing more than three billion dollars annually to the Bay Area's economy. However, due to past expansion and the growth of the city of Oakland, the port has become landlocked, rendering increases in its service capacity exceedingly difficult.

As the economy of the South Bay expands to advance the burgeoning high technology industry, land and labor resources there are being channeled toward meeting these needs and away from port expansion and development.

Work is now scarce for San Francisco Bay's longshoremen, prompting many to relocate

to the "Super Ports" at Los Angeles and Long Beach, where shipping activity is so intense that ships often wait for days to be unloaded. Local maritime officials watch in frustration as the labor pool diminishes, further weakening the Bay Area's ability to meet the needs of the shipping industry.

The importance of Northern California in the state's overall economic development scheme is both encouraging and sobering; the latter because unless current trends are reversed, the Bay Area stands to jeopardize the very foundation upon which its reputation as a leader in the West Coast's shipping industry was built. But we are encouraged because a number of options exist to remedy and

indeed vastly improve the Bay Area's now faltering ability to take the lead in this important industry.

Solano County is now in a favorable position, both economically and logistically, to meet a critical need in the Bay Area. Developing a port facility at Collinsville would also constitute a major step toward meeting the nation's need to balance foreign trade deficits.

County government and the private sector should cooperatively expend every conceivable effort to make a port at Collinsville a reality, not only because of the far-reaching impact a new port would have on the state and national levels, but also in anticipation of its significance in furthering the county's own economic development aims.

Port of Oakland



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The Nut Tree landing strip can service general aviation up to small jets. The first turbo-jet located at the Nut Tree this year.

Plans are underway for 18 new hangars and for a jet fuel storage facility, which would bring the airport into the modern aviation era.

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It costs you nothing to wing into the airport as a private pilot, but commercial pilots are charged \$35 a month.

The airport is governed by the Solano County Board of Supervisors, but a county-wide committee oversees the day-to-day operations.

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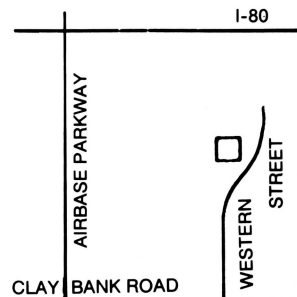


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Central Bank—800 Jefferson

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Bank of America-200 Georgia

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Napa Valley Bank-3423 Napa Hwy

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Capital Federal Savings & Loan-
401 E. Monte Vista

Santa Barbara Savings-70 Peabody

Heart Federal Savings-367 Merchant Street

Sacramento Savings & Loan-
190 E. Monte Vista

FAIRFIELD

Adobe Savings-1731 No. Texas Street

The Heart Federal Savings-1545 No. Texas

Sacramento Savings-3101 Travis Boulevard

Sacramento Savings-2440 No. Texas

Independence Savings-721 Texas

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First National Savings-1381-A Solano Mall

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VALLEJO

American Savings-901 Tennessee Street

American Savings-250 Georgia

Home Savings-3400 Sonoma

*Independence Savings-
3712 Sonoma Boulevard

*Independence Savings-348 Virginia

Santa Barbara Savings-1200 Tennessee Street

Surety Federal Savings Bank-
2179 Springs Road

Surety Federal Savings Bank-
116 Springstowne Shopping Center

BENICIA

Citicorp Savings-84 Solano Square

*Independence Savings-801 First Street

Security Pacific-Southampton
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*Resource/Utilities***BENICIA**

Water:

Maximum Pumping Capacity: 8 million gallons/day

Average Flow: 4 million gallons/day

Rates (Monthly Minimum Charge:)

 $\frac{3}{4}$ " meter = \$ 2.00

1" meter = 4.00

1½" meter = 6.00

2" meter = 10.00

3" meter = 20.00

4" meter = 30.00

6" meter = 60.00

First 400 cubic feet = \$4.00

Next 400 cubic feet = \$.65 per 100 cu. ft.

Above 800 cubic feet = \$1.13 per 100 cu. ft.

Sewer:

Plant Capacity: 3 million gallons/day in dry weather

6 million gallons/day in wet weather

Peak Flow: 6 million gallons/day

Rates: \$6.75 per month for residential

DIXON

Water:

Maximum Pumping Capacity: 3.0 million gallons/day

Average Daily Flow: 2.53 million gallons/day in summer

1.5 million gallons/day in winter

Rates:

for $\frac{5}{8}$ " \times $\frac{3}{4}$ " meter:

\$5.70 per month service charge

1.5% of above per month for Public Utility Commission

\$.376 per 100 cubic feet of water up to 300 cu. ft.

\$.526 per 100 cubic feet of water above 300 cu. ft.

for 1" meter:

\$12.20 per month service charge

1.5% of above per month for Public Utility Commission

\$.376 per 100 cubic feet of water up to 300 cu. ft.

\$.526 per 100 cubic feet of water above 300 cu. ft.

Sewer:

Plant Capacity: 1.73 million gallons/days

Peak Flow: 2.9 million gallons/day

Rates: \$39 per month for residential

Anheuser-Busch



FAIRFIELD**Water:**

Maximum Pumping Capacity: 15 million gallons/day
 Average Flow: 11.4 million gallons/day
 Rates: \$.2252 daily plus \$.59 for every cu. ft. of water

Sewer:

Plant Capacity: 15.58 gallons/day
 Peak Flow: 14.39 million gallons/day
 Rates: \$18.60 per 100 cu. ft. every two months

RIO VISTA**Water:**

Maximum Pumping Capacity: 14.2 million gallons/day
 Average Flow: Not Available
 Rates:

Residential: \$7.50 month

Commercial:

$\frac{3}{4}$ " meter = \$ 8.50 per month up to 20,000 gallons
 .35 for each additional 1,000 gallons

1" meter = \$19.50 per month up to 20,000 gallons
 .35 for each additional 1,000 gallons

1½" meter = \$30.00 per month up to 25,000 gallons
 .35 for each additional 1,000 gallons

2" meter = \$42.00 per month up to 40,000 gallons
 .35 for each additional 1,000 gallons

3" meter = \$64.00 per month up to 100,000 gallons
 .35 for each additional 1,000 gallons

Sewer:

Plant Capacity: .62 million gallons/day
 Peak Flow: Not Available
 Rates: \$8.00 per month for residential plus \$.25 per month
 for storm drainage fee

SUISUN CITY**Water:**

Maximum Pumping Capacity: 3.6 million gallons/day
 Average Flow: 2.0 million gallons/day
 Rates: \$11.00 every two months for first 1,500 cu. ft. of water;
 each additional 100 cu. ft. is \$.48 per 100 cu. ft.

Sewer:

Plant Capacity: 15.58 million gallons/day
 Peak Flow: 14.39 million gallons/day
 Rate: \$18.60 per 100 cu. ft. every two months

VACAVILLE**Water:**

Maximum Pumping Capacity: 19 million gallons/day
 (expansion under way)

Average Flow: 8.9 million gallons/day

Rates:

Service Charge—\$15.40 per month

\$12.00 per 1,000 cu. ft. of water

\$.58 per every 100 cu. ft. over 1,000 cu. ft. of water

Sewer:

Plant Capacity: 6.7 million gallons/day (expansion under way)

Peak Flow: 13 million gallons/day

Rates:

\$7.70 per month for residential.

Commercial and industrial rates vary depending on volume
 and quality of effluent.

Sugar Beet Field



MarineWorld-Africa U.S.A. New Vallejo Location



Benicia Industrial Park



Information Sources

Solano County Facts File, Solano County Industrial Development Agency

Introducing Solano County, Bank of America
The Way it Was: A Program for Historic Preservation, City of Fairfield

Solano Economic Development Corporation (SEDCORP), various sources of data including Real Estate and Land Use Institute

Vacaville Reporter

Vallejo Times Herald

Fairfield Daily Republic

Benicia Herald

Dixon Tribune

Solano County Arts Alliance, State/Local Arts Plan Progress Report

First American Title Guaranty Company

Solano on the Move, Comfort Associates

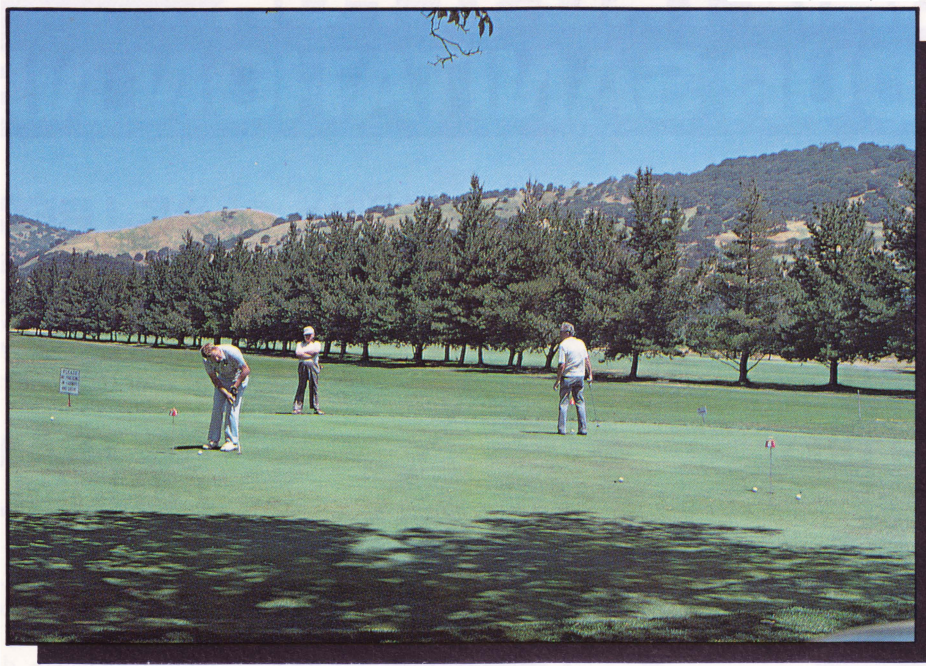
Cities and Chambers of Commerce of:
Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, Vallejo

Annual Planning Information—Solano County 1984–85, State of California Employment Development Department
Security Pacific Bank/Monthly Summary of Business Conditions, July 1984

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Green Valley Country Club



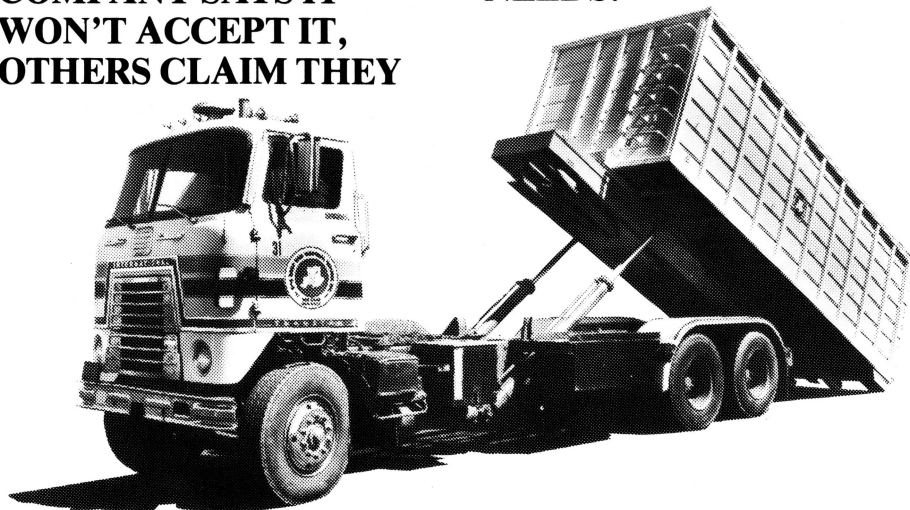


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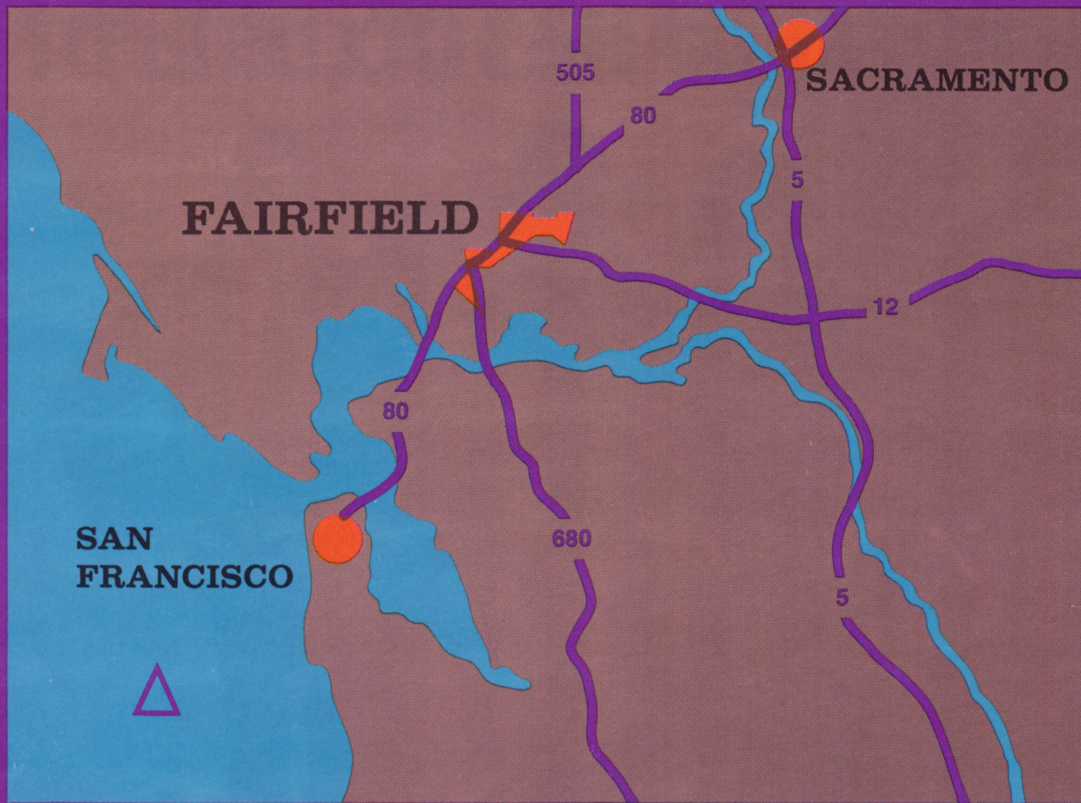
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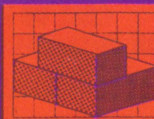
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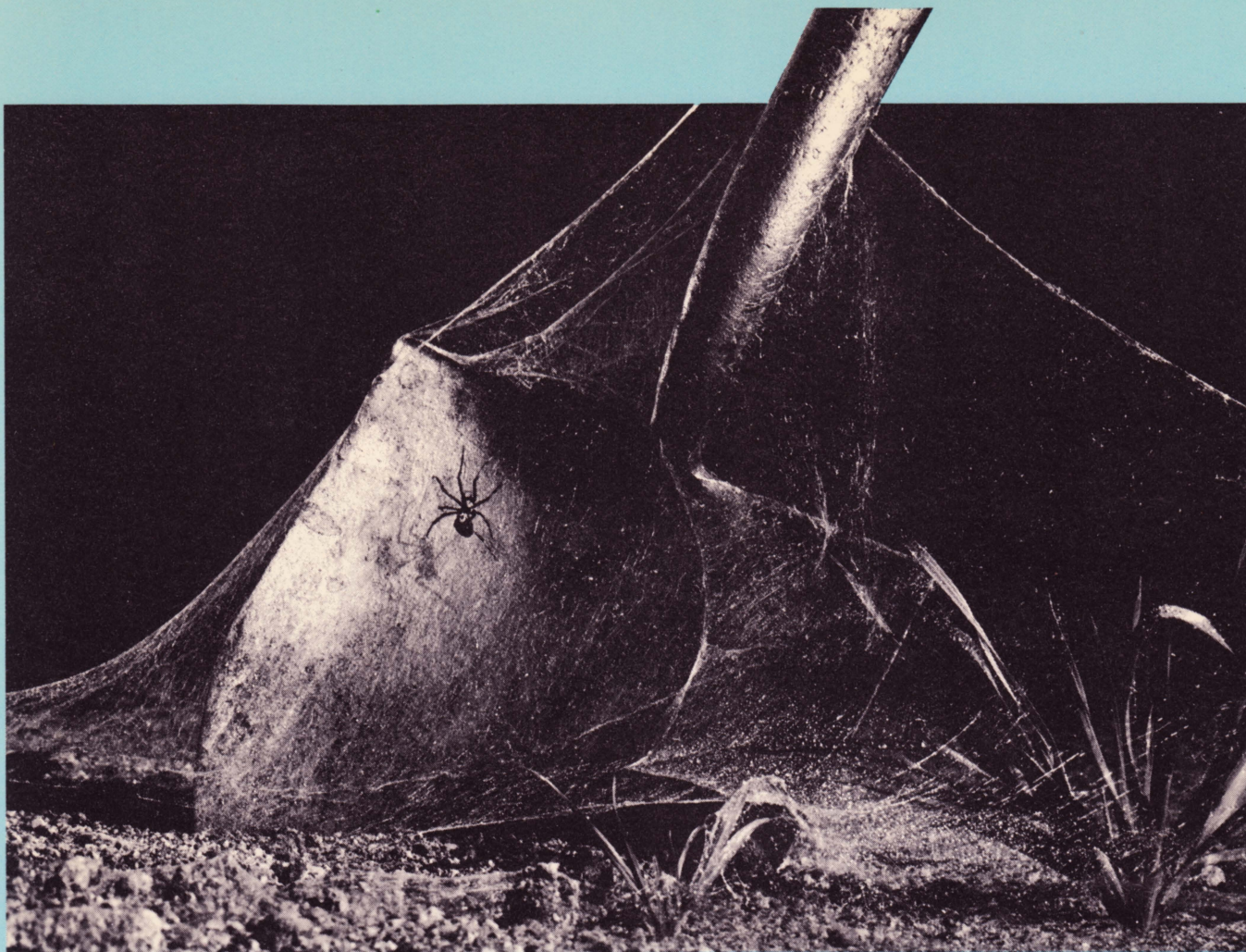
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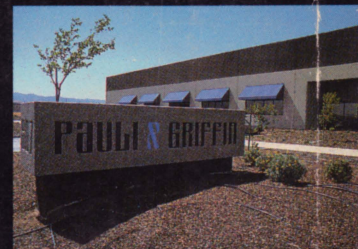
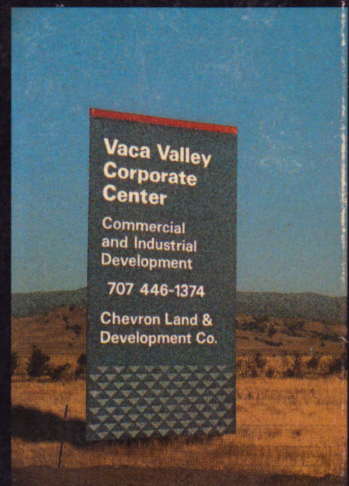
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